

Planning Application for the Aylesbury Estate Regeneration

## Masterplan & First Development Site Application

# Statement of Community Involvement

Soundings

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LONDON



Hawkins  
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Deloitte



AYLESBURYNOW

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# Executive Summary

The Statement of Community Involvement summarises the process of public consultation that has taken place on the regeneration of the Aylesbury Estate in preparation for the submission of a detailed and outline planning applications.

## Consultation events between March 2014 and August 2014

Consultation event	Number of events	Total attendance
NHH development visits	2	28
Pop ups	5	100+
Public exhibitions	4	368
Public workshops	3	36
Public presentations	2	30
Outreach/Education	5	170
<b>Total</b>	<b>21</b>	<b>732</b>

## Feedback between March 2014 and August 2014

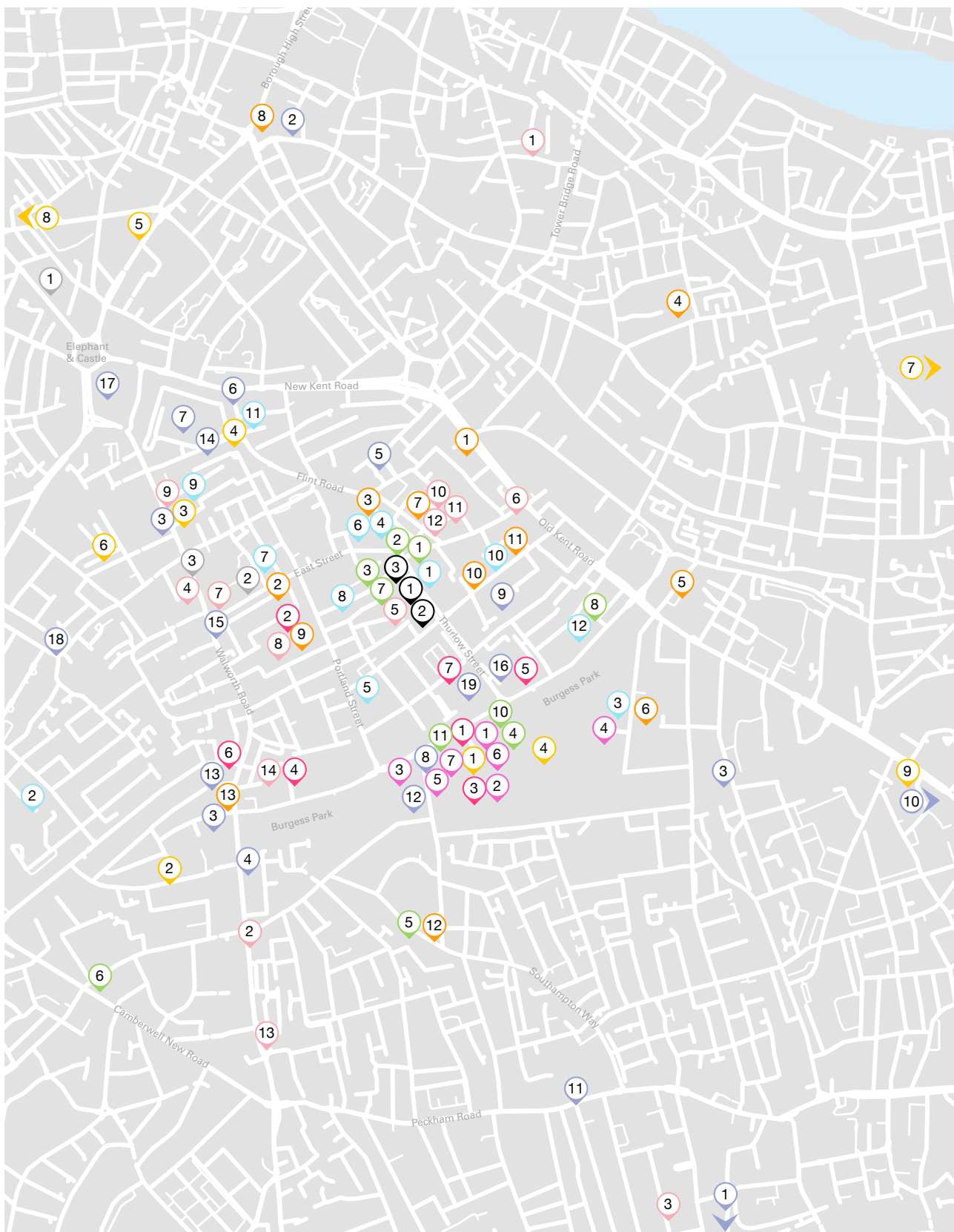
Consultation tool	Number of comments
Canvas cards	72
Feedback forms	77
Quick comment cards	80
Interactive board comments	30+
<b>Total</b>	<b>250+</b>

## Publicity between March 2014 and August 2014

Publicity	Total
Flyers/bulletins	27500
Posters	80
Email (estimate)	30
Website hits	1000+
Press adverts	3
<b>Total</b>	<b>28,500+</b>



## Location and attendees and participants in the consultation process



The numbers represent the number of individuals from that location that attended an event

**Attendees**      Stage One       Stage Two       Stage Three       Stage Four 

The planning applications submitted have been strongly guided by the Aylesbury Area Action Plan (AAP) a framework document prepared by the Council in consultation with the community between 2008 and 2010. As a result, many of the local communities' priorities have been designed into the plans as part of the bid process.

Changes from the AAP have been clearly communicated and generally supported. The design and delivery team have also developed the ideas in the AAP further in response to resident feedback.

The following table outlines the key changes that were made to the design and consultation process in response to feedback at the consultation events. Some of the responses detail further information provided to answer questions raised during the process, rather than a material change to the development.

## Stage One

Key topics and concerns	Response
Buildings should be tenure blind, with social housing included on the park edge	Stage Two exhibition included a diagram illustrating the tenure mix on the First Development Site which includes target rent homes on the park edge
Play areas for children	The Stage Three exhibition mapped the various different play and green spaces included in the masterplan
Outdoor gyms – areas to keep fit are important / football areas and MUGAs should be re-provided	The regeneration will reprovide the same number of MUGA's on the estate. The Stage Three exhibition identified the location of the new outdoor gyms and games courts
Places to socialise, meet up, more shops/cafés	The local centre will create a social centre to the regeneration with places to shop, meet and access services. In Stage Two the design team presented the inclusion of flexible ground floor spaces on Thurlow Street that can be adapted from retail/business to residential or vice versa should the need arise
Reputation of the area needs to be improved	Visitors to consultation events were asked to develop a name for the regeneration process, this is not an exercise in renaming an area rather a way to identify the area in flux

## Stage Two

Key topics and concerns	Response
Sustainability should be a key principle	Following feedback at consultation events the design team incorporated sustainability as vision principle guiding the masterplan
More parks and green areas with a clear use	Stage Three exhibition presented the scale and proposed uses of the open areas in the First Development Site in detail and the outline plans for the rest of the estate
Improved east-west connections	Central to the masterplan is the east-west movement through the estate by way of community spines. The street hierarchy was presented in greater detail at the Stage Four exhibition
A cycle and pedestrian friendly area	The Stage Four exhibition included diagrams on the street hierarchy, safer cycle and traffic calming strategy. Where possible, cyclists and pedestrians have been given priority
Concern over the size of new homes	Comparable measurements for 1, 2 and 3 bedroom homes showing new homes to be larger or equivalent to existing homes were presented at the Stage Four exhibition

## Stage Two (continued)

### Key topics and concerns

Need for a community centre/hub to replace Thurlow Lodge

Keep the trees

The history of the estate, past and present should be recorded

Need to deliver family homes

Height of building next to site 1A is too high

Relationship of open space with school is important

### Response

A community facility such as community centre, gym or creché will be delivered as part of the First Development Site. Further community facilities will be provided in later phasing

Several of the green space layouts have been adapted in order to retain more trees. Many of the street layouts have been designed around the retention of as many trees as possible

The Stage Four exhibition launched the #ouraylesbury to record images of the estate that people wish to commemorate

The regeneration will deliver a mixture of homes including three and four bedroom homes and town houses

The height of building on the First Development site, next to site 1A has been lowered in line with the closest building

The open space adjacent to the school has been reconfigured in response to consultation with the school

## Stage Three

### Key topics and concerns

Community gardens should be scattered throughout the estate

Mix of open and green spaces, catering for different age groups

Area should be easier to navigate

Clarification required on the hierarchy of the streets and better understanding of movement networks

Need to show which blocks are houses and which are towers

Sports areas should be separate from housing

### Response

Instead of only one central community garden, there will be three community gardens delivered in different phases of the regeneration

A variety of open spaces will be delivered throughout the estate. The details of these were presented at each of the exhibitions

The masterplan has simplified the street layouts to increase the permeability and legibility of movement across the estate

Stage Three and Four exhibition included diagrams on the street hierarchy, safer cycle and traffic calming strategies

The Stage Three and Four exhibitions included 3-D models of the First Development and Masterplan to illustrate the different building types

The games areas have been positioned on the more active streets away from homes

### Stage Three (continued)

Key topics and concerns	Response
There should be something that unifies the estate even if it is made up of different parts	The #ouraylesbury project will influence the design of many features across the estate. This will act as a common language across the various character areas of the regeneration
There should be more facilities for young people	The play strategy in Stage Four exhibition presented the location of multiple youth spaces across the masterplan
Shops are places people come together and should be included in the redevelopment	The ground floor spaces of Thurlow Street have been designed to accommodate a variety of uses including retail to respond to any future demand
Open areas need purpose	The Stage Four exhibition presented how the open spaces in the First Development Site have been designed to deliver a variety of uses

### Stage Four

Key topics and concerns	Response
At each stage visitors wished to receive more information on the rent and service charges of NHH	As it will be several years before the new homes are built NHH cannot say what the rents and service charges of the new residences will be but at the Stage Four exhibition they presented information on a nearby development to give people an indication of housing costs
There should be segregated cycle lanes on Albany Road and Thurlow Street	NHH are continuing their discussions with Southwark Council and community groups looking at options for safer cycling on the Aylesbury

The 6 months of community consultation has been extremely useful to understand the perspective and priorities of the local community. Hundreds of people attended an exhibition, workshop or meeting and have taken the time to share their views.

As the planning applications submitted for the regeneration align to the Aylesbury Area Action Plan (AAP) we have found that the plans are generally supported and deliver many people's aspirations for the regeneration.

Of key concern to local people is that they will be priced out of the area and apprehension from current tenants/leaseholders on their options going forward. NHH are working with the council to alleviate these concerns and each resident will receive information on their options in due course.

We had hoped to engage with a greater number of people during the consultation, however the reluctance to attend events is understandable due to several circumstances.

Firstly, given the number of times the community has been consulted on previous plans, many residents do not believe the regeneration will happen and/or are suffering from 'consultation fatigue'. Furthermore, in recent years there has been an increase in the number of temporary housing units on the estate. Residents who believe they are only on the estate for a short time are less inclined to engage with the process believing the future of the estate is of no concern to them.

As this report testifies, a conscious effort was taken to ensure there was strong community outreach and to hold easily accessible events. This has resulted in a good range and depth to the consultation with the community.

The numbers engaged are comparable to the numbers of people who took part in the AAP consultation and can be considered a fair representation of the views and opinions of local people from a cross section of the community.



**Pop Up, Surrey Square Park**





# Introduction

- 1.1 Context
- 1.2. Purpose of this document
- 1.3. Project team
- 1.4. Soundings

## 1.1 Context

The Aylesbury Estate is located in Walworth, in the south east of London. It is situated to the east of Walworth Road and extends along the north of Burgess Park, east towards Old Kent Road, west to Walworth Road and north to East Street. The 28.5 hectares of land consists of 2,704 homes for over 7,500 people, multi-use games areas, retail, office and community spaces. Regeneration of the estate began in 2008 and will continue over the next 18 years.

In 2005 Southwark Council had to decide between spending hundreds of millions of pounds on updating the estate to basic living standards or to demolish the estate and replace the homes with modern homes controlled by a housing association. They decided that the estate was too expensive to refurbish and that demolition was the most cost effective solution. The planned phases of development will continue the regeneration already complete and underway (delivered by London and Quadrant). The development recently completed in the southwest corner provided 261 new homes and the Southwark Resource Centre, and, over in the north east corner next to East street, the on-going construction will deliver 147 new homes.

### Overview of the proposed development

The site covered by the two planning applications (the 'Site') is 26.5 hectares. It consists of existing buildings that make up the Estate, which was built between 1966 and 1977. The buildings on the Site are predominantly residential and are a mixture of houses, flats and maisonettes. They range in height from 2 to 14 storeys.

In 2010, Southwark Council adopted the Aylesbury Area Action Plan (AAP), which sets out the planning policy context for the regeneration of the Estate. The early phases of the regeneration of the estate have already been delivered or granted planning permission. Therefore, sites 1A and 7 as shown are not included within the applications and have not been the subject of the consultation project. The proposals have been developed in accordance with the adopted AAP and relevant planning policies.

### Planning Applications

The regeneration of the remainder of the Estate is covered by two applications, which will be submitted and determined by Southwark Council at the same time.

The applications are as follows and are referred to as such throughout the document:

- **'First Development Site Application (FDS Application)'** Detailed planning application for Sites 1b and 1c (as defined by the AAP). Site area 4.4 hectares.
- **'Masterplan Application'** - Outline planning application for the rest of the estate (i.e. phases 2, 3 & 4 and Site 10 as defined by the AAP). Site area 26.5 hectares.



## Intended delivery of the development

During the consultation we have given people the following information on what will be delivered through the development partnership.

- Master plan for the area delivering 3950 mixed tenure homes (50% affordable of which 75% are at target rents for 250 years).
- Over 800 new homes on the first development site, including over 50% affordable housing.
- A mix of unit sizes in line with Aylesbury Area Action Plan.
- A new 250m<sup>2</sup> fully fitted community building at peppercorn rent.
- 50 new extra care units; mixed tenure (additional to 50% affordable homes).
- 6 homes designed for people with learning disabilities.
- Extensive works will be undertaken to the surrounding public realm; remodelling Albany Road providing a new Westmoreland Square with new re-designed highways throughout the area.
- New shared spaces including children's play space and youth recreation space.
- Excellent tree retention and re-provision.
- An enhanced economic wellbeing package, which will include:
  - Funding of £250k pa for community development for 5 years as required by the council.
- Over 1400 employment, apprenticeship and training opportunities in a range of jobs over the lifetime of the regeneration (350 delivered over the first 5 years).
- Specific posts dedicated to support community and economic wellbeing in the area.
- Interim uses for vacant sites.
- Ring fenced ground rents for the delivery and ongoing maintenance of shared play areas; small parks and community gardens or other community initiatives.



- Delivered/under construction (Sites 1A & 7)
- First Development Site
- Phase 2
- Phase 3
- Phase 4

**Plan** showing each Application Site and the previously developed phases



## 1.2. Purpose of this document

This Statement of Community Involvement has been produced by Soundings on behalf of Notting Hill Housing Trust (NHH) and provides a record of the pre-application consultation and engagement for the regeneration of the Aylesbury Estate carried out between March and September 2014.

This document describes the process and findings and shows how the development team has adapted the masterplan in response to community feedback.

The appendices to this report contain a record of publicity and consultation material provided during the consultation and engagement process.

## 1.3. Project team

The core team involved in the redevelopment of the Aylesbury Estate, and who were present at many of the consultation events were:

### Notting Hill Housing Trust (NHH)

Notting Hill Housing is a leading London housing association and one of the most innovative in the UK. They are also one of the largest property developers in London. Founded in 1963, Notting Hill Housing now manages over 28,000 properties. They offer affordable housing to a diverse range of customers and any money made from selling homes is reinvested back into the association.

### HTA

HTA Design LLP is a multi-disciplinary practice based in London and Edinburgh, specialising in housing and regeneration. The practice was originally established in 1969 and has a strong history of delivering great projects. HTA Architects Ltd, transferred to HTA Design LLP in April 2013 when a new partnership was formed. Comprised of specialist teams, HTA Design LLP employs 120 staff working in architecture, landscape design, planning, urban design, sustainability and graphic design & communications.

### Mæ

Mæ is an ambitious design led practice delivering high quality architecture, placemaking and urban design. It was established to solve today's urban, social and environmental challenges; finding new possibilities for how the built environment can contribute to life and society. A member of RIBA Chartered Practice they work in architecture, urban design, policy development and guidance writing, teaching and training.

### Hawkins\Brown

As a practice their approach is to ask questions, listen carefully and think hard before putting pen to paper. Hawkins\Brown encourage and promote a sustainable approach to the environmental, economic and social impact of their buildings, recognising the needs of all stakeholders. They work across a wide range of types and scales of project but their strongest track record is focused on residential/mixed-use developments.

### Southwark Council

After a lengthy selection process completed in April 2014 the Council appointed Notting Hill Housing as its Development Partner to take forward the continued regeneration of the Aylesbury Estate over the next 18 years across four phases.

## 1.4. Soundings

Soundings delivers exemplary public consultation and engagement that feeds directly into emerging site masterplans and building designs. We act as a neutral voice in the development process, creatively engaging communities to inform design development and help to empower local groups committed to the long-term success of a place. Soundings creates tailored processes to ensure that the thoughts and views of local people and stakeholders are listened to and considered, through meaningful consultation to help inform plans. The Soundings team draws on extensive experience gained in over half of London's boroughs and across the UK.

# People and Place

- 2.1. Aylesbury Estate now
- 2.2. The Aylesbury community
- 2.3. Local stakeholders
- 2.4. Policy context



## 2.1. Aylesbury Estate now

The Aylesbury Estate is located in the Walworth district of the London Borough of Southwark, to the south of the Elephant and Castle Opportunity Area and to the north of Peckham. Designed by architect Hans Peter Trenton, it was constructed between 1963 and 1977 to house some of London's poorest families. Consisting of 2,704 homes for over 7,500 people on 28.5 hectares of land at the time it was one of the largest public estates in Europe.

The estate is named after Aylesbury in Buckinghamshire and the various sections of the estate are named after other local towns and villages in Buckinghamshire including Foxcote, Wendover, Winslow, Padbury, Taplow, Ravenstone, Latimer and Chiltern.

When it was built it was seen as state of the art and luxurious, residents who still live on the estate remember how excited they were by an indoor toilet, hot running water and the 'streets in the sky'. The estate was designed as a mesh of panel system built tower blocks and low-rise flats with elevated concrete walkways, which would link a number of estates between Elephant & Castle and Peckham.

Unfortunately the estate went through a period of decline in the 1980s and it was considered to be in the bottom category on the ACORN classification for inner city adversity, which

signifies an area of extremely high social disadvantage. It also suffered from a large number of design issues including poor urban design, construction faults, high levels of fear of crime, and a diminishing reputation.

In 2001 more than 70% of estate's residents voted against a government-backed plan to transfer the estate to Horizon housing group, 73% voted to keep the whole estate council run.

In 2005 having studied the structural condition of the estate and the quality of the environment, the Council decided that the estate was too expensive to refurbish and that demolition was the most cost effective solution.

The council and the Aylesbury New Deal for Communities (ANDC), in consultation with key stakeholders, commissioned the preparation of an Area Action Plan (AAP) for the Aylesbury Estate and its immediate environs. This document would guide the regeneration. After much consultation the document was published in 2010 and has served as a blueprint for the regeneration.

The Creation Trust is the successor organisation to the Aylesbury NDC. They are a Community Development Trust operating as a charity, to ensure that residents living on the Aylesbury estate receive the benefits of the regeneration.



Current Images of the estate



Creation Trust  
Community Team



## 2.2. The Aylesbury Community



**Meeting local people**  
East Street Market

### Estate demographics

The statistics quoted over the following pages are based on data from LSOAs (Lower Layer Super Output Areas), published by the Office for National Statistics based on information from the 2011 census and other official sources. The footprint of the estate lies in three LSOAs, which means that some homes in the estate are excluded while neighbouring homes are included. For the purpose of this document we have taken the mean average of the data from the three areas. These have been compared with the mean average for Southwark and the average for London, the average for London has been calculated by the Office for National Statistics.

### Age

The estate has a young population compared to both Southwark and London.

The estate has a high proportion of children (0-15yrs), 24.5% living on the estate, higher than Southwark, 18.5%, and London, 19.9%.

The proportion of working age people on the estate, 67.3%, is lower than Southwark, 73.7% and London, 69.1%.

The proportion of people ages 65+ on the estate, 8.2%, is higher than Southwark's average, 7.7%, but lower than London's, 11.1%.



**Big Ideas Map**\_getting an understanding  
of where people travel to in the area

### Ethnicity

The Aylesbury Estate has a very diverse population, with a large number of residents with Black, African and Caribbean origins.

The proportion of residents on the estate who are Black and Minority Ethnic (BAME), 68%, is significantly higher than the average for Southwark, 45.3% and London's (39.3%).

The percentage of residents who are of Black British, Black, African or Caribbean origin on the estate, 46.7% is significantly higher than Southwark's proportion, 26.4% and London's 13.1%.

The proportion of Asian British and Asian residents, 11.5% is slightly higher than Southwark's average, 9.5%, but significantly lower than London's average, 17.9%.

### Tenure

The estate area is overwhelmingly social rented accommodation.

The proportion of residents who own their home outright or with a mortgage is 5.1% and 6.7% respectively, this is lower than Southwark's average 9.9% and 19.4% and London's, 22.0% and 27.9%.

The proportion of residents privately renting is lower, 9.5%, than Southwark, 23.1% and London 24.1%.

The proportion of residents who live in social rented accommodation is much higher, 77.6%, than Southwark, 44.5% or London, 23.5%

### Employment and Qualifications

Unemployment on the estate is higher than the average in Southwark and London and residents have fewer qualifications than average.

The rate of unemployment on the estate in 2011 was 12.6%, higher than Southwark's, 8.5% and London's, 7.4%. The proportion of residents with no qualifications, 25.7%, is significantly higher than Southwark's average, 16.6% and London's, 17.8%.

The proportion of residents with qualifications of level 4 and above (qualifications from Higher Education) is lower, 23.5%, than Southwark's, 42.7% and London's, 37.3%

### Car ownership

Car ownership is lower on the estate than average.

The proportion of those on the estate who do not own a car is 65.1%, higher than Southwark's 58.2% or London's 40.0%.

Car ownership per household is also lower on the estate at 0.4 cars per household compared to Southwark and London's 0.5 and 0.8 cars per household respectively.

### Household composition

The proportion of households comprised of a couple with dependant children on the estate, 15.6%, was higher than Southwark's average, 13.8% but lower than London's 18.4%.

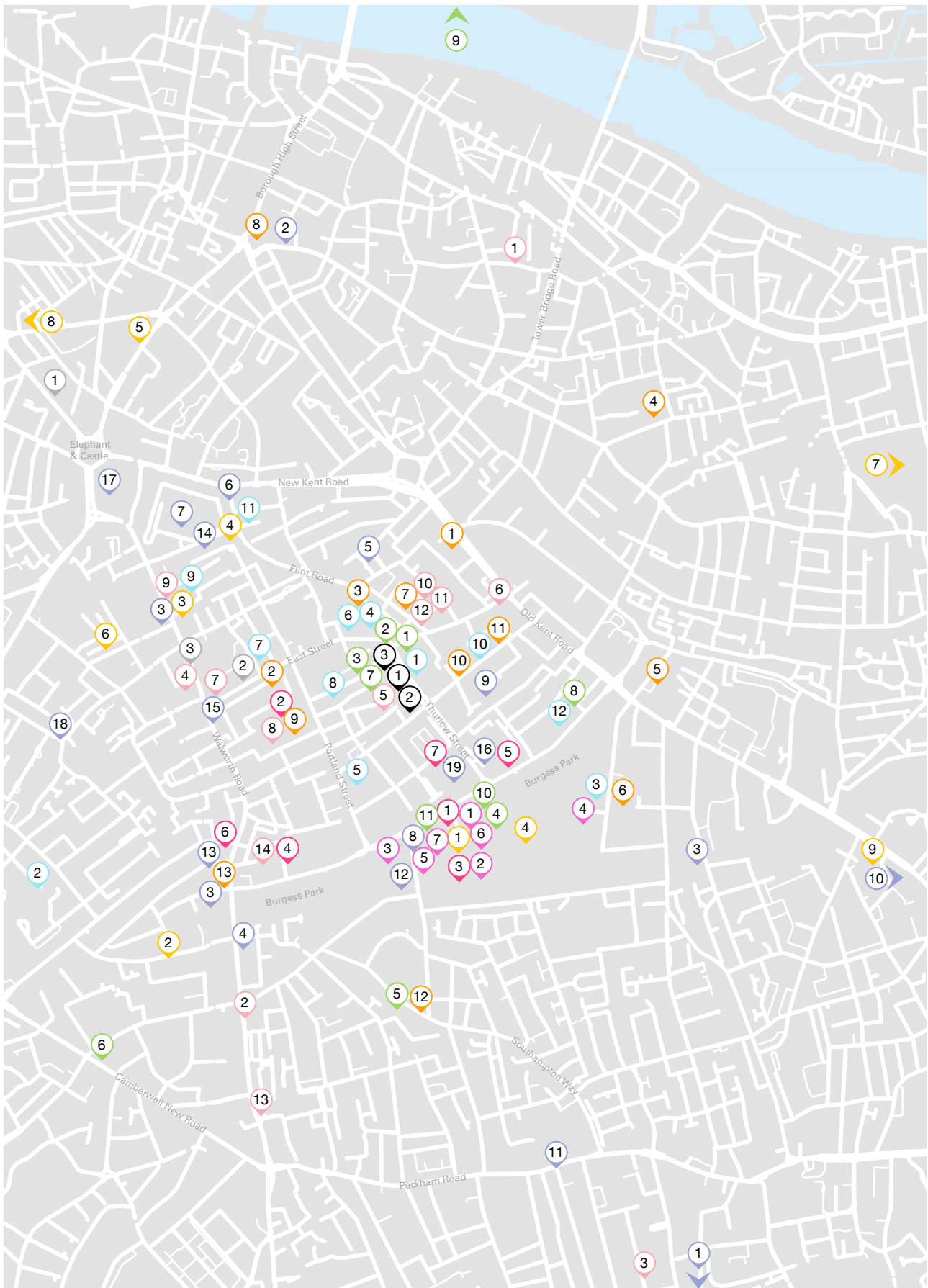
The proportion of households made up of a couple without dependant children was 12.4%, lower than Southwark's average 19.0% and London's, 23.2%.

The proportion of lone parent households was higher, 19.8%, than Southwark, 14.4% and London 12.8%.

The proportion of one-person households, 34.3% was similar to Southwark, 33.2% and London, 30.5%

### 2.3. Stakeholder Map

Over the last 6 months Soundings has identified the following key stakeholders in the area.



## 2.3. Local stakeholders

### Education

1. Aylesbury Learning Centre (recently closed)
2. Camberwell After School Project (CASP)
3. Cobourg Community Primary School
4. English Martyrs School
5. Michael Faraday School
6. Myrrh Education and Training Centre
7. Robert Browning Primary School
8. Sacred Heart RC School
9. St Johns CofE School
10. Surrey Square Junior School
11. Victory Primary School & Children's Centre
12. Walworth Academy

### Youth Facilities

1. 2Inspire
2. Aylesbury Early Years Centre
3. Aylesbury Youth Club
4. Community Cycleworks
5. Destiny Day Nursery
6. Southwark Young Carers Project
7. Tykes Corner - Parents and Toddlers' Centre
8. Walworth Youth Community Council
9. XLP Southwark
10. Adventure Playground
11. 1st Place Children and Parents Centre

### Culture

1. Art in the Park
2. Blue Elephant Theatre
3. Cummings Museum (temporarily closed)
4. Elephant and the Nun Festival
5. Hotel Elephant
6. Pullens Yards
7. Southwark Arts Forum
8. Theatre Rites
9. Treasure House

### Faith Buildings

1. Baitul Rahman Masjid
2. East Street Baptist Church
3. English Martyrs Catholic Church
4. Kagyu Samye Dzong Buddhist Meditation Centre
5. Nigerian Muslim Community
6. Peckham Mosque Trust
7. St Christopher's Church
8. St George's Church
9. St Peter's Church
10. Surrey Square Mission
11. The Church of the Lord (Aladura)
12. The Well Community Church
13. Walworth Methodist Church

### Medical/Pharmacy

1. Aylesbury Medical Centre
2. The Aylesbury Partnership GP Surgery
3. Taplow Pharmacy

### Community meeting spaces

1. 1st Place Children and Parents Centre
2. InSpire
3. Passmore Edwards Building
4. Southwark Resource Centre
5. Thurlow Lodge Community Lodge
6. Walworth Methodist Church
7. Wendover Tenants and Residents Hall

### Sports and Activity

1. Burgess Adventure Playground
2. Burgess Cycleworks
3. Burgess Park BMX Track
4. Burgess Park Community Sports Centre
5. Lynn AC
6. Southwark Tigers RFC
7. The Movement Factory

### Community Groups

1. Black Elderly Group Southwark (BEGS)
2. Borough, Bankside and Walworth Community Council
3. Burgess Park Food Group
4. Community Action Southwark
5. Darwin Court TRA
6. Elephant Amenity Network
7. Forest Bank
8. Friends of Burgess Park
9. Friends of Surrey Square Park
10. Friends of the Livesey Museum for Children
11. KORUSO Community Choir
12. Latin American Multi-Cultural Group (LAMG)
13. Southwark Carers
14. Southwark Vietnamese Chinese Community
15. The Walworth Society
16. Thurlow Lodge TRA
17. Volunteer Centre Southwark
18. Walworth Garden Farm
19. Wendover TRA

### Community Facilities

1. BACKR Employment Support
2. Cambridge House Law Centre
3. Community TV Trust
4. Cooltan Arts
5. Creation Trust
6. East Street Library
7. East Street Market
8. InSpire
9. Newington Library (Closed for renovation)
10. Pembroke Academy of Music
11. Pembroke House
12. Pembroke Pocket Garden
13. Southwark Pensioners Centre
14. Southwark Resource Centre

### Retail/Business

1. London Knowledge Innovation/ South Bank Technopark
2. Southwark Association of Street Traders
3. Walworth Town Team



## 2.4. Policy context

There are a number of documents that are used to set out the strategy for development and to make decisions on planning applications, these are:

### The London Plan (2001)

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

### Southwark's Core Strategy (2011)

The Core Strategy is part of the Development Plan along with the saved Southwark Plan and London Plan. These are the main documents used to make planning decisions and set the strategy for development in Southwark. Council Assembly adopted the Core Strategy in April 2011; it supersedes some of the policies in the Southwark Plan. The Core Strategy heads up the Local Development Framework and explains the borough's vision for change and improvement for the next 15 years until 2026. It sets demanding standards and targets so that all development contributes to improvements to job opportunities, reduction in CO2 emissions, protection of other natural resources, stronger communities, protection of the environment, historic places and buildings, better homes and much more.

### Southwark Plan (saved policies)

The Southwark Plan is part of the Development Plan along with the Core Strategy and London Plan. The Southwark Plan sets out a vision for Southwark and explains how this vision will be achieved. The vision is:

- For Southwark to be a place with a thriving and sustainable economy where local people can have the full benefits of wealth creation, with access to choice and quality in the services and employment opportunities that are available.
- For Southwark to be a place where communities are given the ability to tackle deprivation through gaining maximum benefits from inward investment and regeneration.
- For Southwark to be a borough with high environmental quality, that is attractive, sustainable and performs well on environmental measures.
- Southwark as a place with a diverse housing mix that exemplifies high quality design and accessibility for existing and incoming residents.
- Southwark as a place where access to work, shops, leisure and other services for all members of the community is quick and convenient, and where public transport systems, the road network, walkways and cycle ways enable people to travel quickly, conveniently, safely and comfortably to and from their destination, causing minimum impact on local communities and the environment.

### Aylesbury Area Action Plan 2010

The Aylesbury Area Action Plan is a planning document that provides a blueprint for the ambitious regeneration of the Aylesbury Estate over the next 20 years and the requirements that local people have asked for when the estate is rebuilt. It contains a vision for the area, policies for its development, and a delivery plan for future investment. It will guide the redevelopment of the estate and presents how a new neighbourhood will be delivered over the next 15 to 20 years, including housing, shops, meeting places, work places, recreation, green spaces and transport. The AAP forms part of the Local Development Framework (LDF).





Visitor leaving feedback at  
August Exhibition



**May Exhibition**  
**2Inspire forecourt**

# Consultation Plan

- 3.1. Aims
- 3.2. Process overview
- 3.3. Consultation methodology
- 3.4. Raising awareness

## 3.1. Aims

The aims of the consultation process are to:

- Be inclusive, accessible, transparent and engaging
- Offer a variety of different ways for people to get involved
- Raise awareness of the regeneration
- Enable constructive dialogue between local residents, the development team and the design team to take place through structured events
- Ensure that people have the opportunity to see the proposals for the site and to feed back their views to the developers and design team
- Clearly communicate the feedback from the local community to the design team
- Enable the development team to adapt the masterplan to respond to local feedback
- Present the evolution of the designs in a clear and straight forward manner that allows consultees to see how their views have been listened to or if not, why.

## 3.2. Process overview

The consultation and engagement programme has been arranged into four pre-application and a fifth post-application work stages, each with clear aims and objectives.

### Stage One: Understanding the Issues

March – April 2014

Aims:

- Raise awareness of the project and consultation
- Develop a database of interested organisations and individuals
- Develop a better understanding of the local area and community
- Get feedback on initial thoughts and design concepts

Stage One included a series of consultation and engagement events designed to raise awareness, introduce NHH and the team to local stakeholders, and develop a better understanding of the local area and community.



## Stage Two: Masterplan principles

May – June 2014

Aims:

- Present and consult on the principles driving the masterplan design
- Illustrate the design team's response to the Aylesbury Area Action Plan
- Give further opportunities for resident feedback
- Engage any under-represented parts of the local community (geographic, demographic or interest)

Stage Two included a series of consultation and engagement events designed to meet the aims listed above including a public exhibition, workshops and 1-2-1 meetings.

## Stage Three: Masterplan evolution

June – July 2014

Aims:

- Present an update on the design proposals and continue to gather feedback
- Involve the community around the provision of open spaces and connectivity
- Engage local stakeholders and schools

Stage Three included an exhibition, design workshops, school workshops, round table discussions, architects' presentation, 1-2-1 meetings, 'walk and talks' and a 'bike and talk'.

## Stage Four: Final masterplan

August 2014

Aims:

- Present the information that will be submitted as part of the planning application
- Provide greater detail on previously presented material
- Support the community to better understand the planning process

Stage Four included an exhibition, architects' presentation and further 1-2-1 meetings.

## Stage Five: The planning application

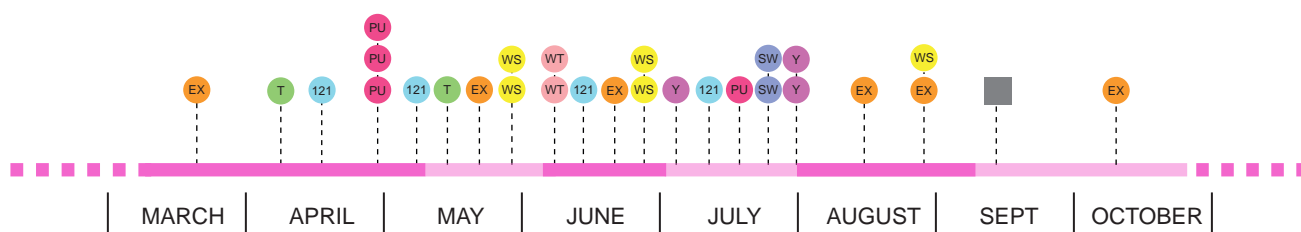
(To be carried out post-submission of the planning application)

Aims:

- Present the submitted planning application (outline and detailed components)
- Support the community to better understand the content of the application

## Consultation events time-line

April - May 2014



- EX —Exhibition
- 121 —1-2-1 meetings
- PU —Pop-ups
- T —Notting Hill Housing development visit
- WS —Public workshop/presentation
- Y —Youth event
- SW —Stakeholder workshop
- WT —Walk and Talk
- —Submission

### 3.3. Consultation methodology

Each of the stages of consultation contains a range of different consultation and engagement events and tools that aim to involve all sections of the local community in the design development for the Aylesbury Estate Regeneration.

#### Pop-up street events

The 'Pop Ups' were small-scale events designed to raise awareness about the project and gather some initial feedback. They were set up in locations of good footfall in the area around the estate and at different times of the day over four days. The informal nature of these events in public spaces encourages people who wouldn't usually participate in consultation events to have their say. Passers-by were encouraged to complete a canvass card and flyers to promote the project and future events were handed out. The consultation tools at the pop-up events were a Big Ideas Map, Wheel of Fortune, Canvass Cards and Quick Comment Cards. Pop up events took place in Stage One. Details of the dates, locations and the findings from completed Canvass Cards can be found in section 4.4.

#### Key stakeholder conversations

Soundings carried out over 30 meetings with residents and key local stakeholders to gain a better understanding of the local area, to discover and discuss issues specific to the stakeholder, and to develop the consultation plan through defining how best to engage their group and any other representatives in the area.

These 'one-to-ones' have continued throughout the consultation and engagement process.

#### Visits to NHH developments

NHH organised two excursions for local residents to visit examples of other housing schemes they have developed and manage. Residents were invited to sign up to the tours with a choice of a midweek or weekend visit. A private coach collected residents from the estate and refreshments were provided.

#### Public exhibitions

Public exhibitions have been hosted at each of the project work stages. These events have been held at Thurlow Lodge and the Southwark Resource Centre and staffed by members of the Applicant, HTA, mæ, Hawkins\Brown and Soundings teams.

Members of staff were on hand to guide people through the information and answer questions. Visitors to the event were asked to sign in to give an accurate record of attendance and also to grow the project database.

The consultation tools at the public exhibitions were Quick Comment Cards, Feedback Forms, Big Ideas Map and interactive exhibition boards. The Quick Comment Card gave visitors the opportunity to quickly leave comments on the information they had viewed. The Feedback Forms are used to seek feedback on specific aspects that the design team would like input on, and offer open areas for people to express their thoughts. An additional detachable sheet collected demographic information. People were also given the opportunity to directly comment and leave their opinion on the information boards with post-its and stickers.

#### Public Workshops

Design Workshops were arranged to complement the public exhibitions in Stages Two and Three to give local people an opportunity to input in greater details to the proposed plans, discuss the proposals and ask questions of the team. All design workshops were advertised on the publicity for the public exhibitions, which included flyers, posters, adverts in the local printed press and websites, on the Notting Hill Housing Trust and Creation Trust websites and twitter pages and via email to the project database. The workshops were chaired by Soundings, as a neutral voice in the consultation process.



**Pop Up Event,**  
Surrey Square Park

The round table discussions were structured using table worksheets looking at different issues and asking specific questions on each topic. A facilitator from Soundings or Notting Hill Housing was present at each table to guide people through the table worksheets, to keep the discussion on track and to ensure that everyone had an opportunity to share their views. The facilitator on each table also made comprehensive notes of the discussion to ensure that an accurate record was kept.

The specific content of the workshops is discussed in sections 5.2. and 6.3. with copies of the worksheets used in the table discussions included in the appendix.

#### Architects' presentation

At Stage Three and Four of the consultation process the design team gave a presentation on the First Development Site and Proposed Masterplan. These were kept informal, using the exhibition boards as aids to talk through the design development and plans for the regeneration. Attendees had the opportunity to pose questions to the design team and NHH after the talk. They filled in quick comments cards at the event to leave feedback.

#### Walk and Talks (W&T)

W&Ts gave local residents an opportunity to guide members of the design team and NHH around the area to assess and comment on a variety of outdoor spaces in and around the estate. Individual maps were used to collect ideas, as well as issues and concerns relating to play areas, green spaces, community gardens, outdoor gyms and landscaping. The map and findings from this event are discussed in greater detail in section 6.2.

#### Bike and Talk

A 'Bike and Talk' guided by Southwark Living Streets took place to explore good street and space design in the wider area.

#### Stakeholder Workshops

Stakeholder workshops were organised for larger organisations with a variety of members. These took the format of a presentation from NHH and design team followed by roundtable discussions and Q&As.



From top clockwise: **Architects' Presentation**, Southwark Resource Centre  
**Bike and Talk**, Living Streets  
**Open space workshop**, Southwark Resource Centre

### Outreach

Outreach is an effective engagement tool to ensure inclusion of all sections of the community in the consultation process in a way they feel comfortable.

Outreach events were arranged by directly contacting community groups and/or community representatives and by attending community events. Events took place at the most convenient location and time for the group; a portable version of the exhibition boards was compiled for these events to support discussions during Stage Three.

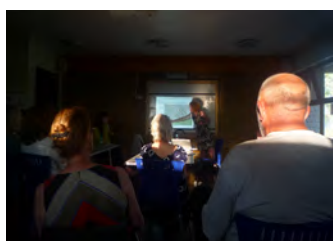
Two roundtable discussions were held with students from the Walworth Academy that live on the estate and form the Aylesbury Action Group.

Workshops were also held at English Martyrs Primary school where pupils learned about landscape design and considering different users in park design. In the second session the pupils went on to create their vision for one of the new green spaces on the proposed masterplan in 3-D.

Young people were also engaged at the public drop-in events.

### School workshops

To encourage young people to take part in the consultation and represent the views of their generation, a youth engagement programme was devised and delivered.



**Friends of Burgess Park  
Presentation, Burgess Park Sports  
Centre**



**Example of student's work,  
English Martyrs School**

## Consultation Tools

During each consultation event different tools and techniques were used to engage and gather feedback.

### Canvass card

Initially the Canvass Card was the main feedback tool used. The aim of the Canvass Card was to allow a wide audience to engage in the process and share their priorities and aspirations for the future of the estate.

The canvass card was used to gather responses from people on seven key questions:

1. Tell us 3 things you like about the Aylesbury Estate now
2. Tell us 3 things you don't like about it now
3. What kind of place do you want Aylesbury Estate to be in the future?
4. What are you personally looking forward to about the regeneration?
5. What are your concerns about the regeneration?
6. A. During the regeneration process we hope to run many community projects and make best use of the cleared land that will be available before new housing is built. Which of these ideas do you like? Tick your top 3

- Community gardening projects
- Sports activities
- Local business and enterprise
- Art projects
- Local history projects
- Employment and training initiatives
- Youth projects

- B. Tell us your idea(s) for a community project for local people.

7. What is your favourite memory of the Aylesbury Estate?

### Quick comment sheets

For those not wishing to use other consultation tools, a quick comments sheet was available for people to note down their name, organisation (if applicable), address and specific comment.

### Feedback forms

The primary method of feedback at the interactive exhibitions was a detailed feedback form. The three-page form collected information on the respondent, their views on the information presented at the Stage 4 exhibition, responding to questions relating to each of the boards. Additional demographic information was also collected, based on Southwark Council's standard monitoring form.

### Table sheets

Table sheets were A1 printouts used during group meetings and workshops. These included space for the group to summarise and categorise their main discussion points and prompt discussion.

Table sheets were used at the workshops to document the group discussions and identify the key issues and suggestions. These sheets can be viewed in the Appendix.





From top left clockwise:  
Pop Up event, East Street Market  
Pop Up event, Surrey Square Park  
Vision workshop, 2Inspire  
May exhibition, Thurlow Lodge

### 3.4. Raising awareness

Publicity for the consultation has been vital to ensure that local residents, businesses and stakeholders were fully aware of the current proposals for the regeneration, and had the opportunity to comment on it throughout the process. Soundings used several different channels to ensure that the messages went out as widely as possible.

#### Consultation boundary

The distribution of publicity materials was agreed with Southwark Council at the outset of the consultation. The boundary encompassed approximately 8000 residents and businesses, including streets surrounding the estate to ensure that neighbours are fully aware of what is happening and how they can get involved. The consultation boundary can be seen on the map right.

#### Project database

The project database was built up through:

- Stakeholder mapping and one-to-one meeting
- Records of exhibition attendees
- Records of workshop attendees
- People who contacted NHH via the project email address or by phone
- The database was used to invite people to events and keep them up to date with the process.

#### Publicity materials

An A5 flyer introducing the Aylesbury Estate project and inviting people to the first series of exhibitions and workshops was distributed door-to-door to the approximately 8000 addresses within the consultation boundary and distributed at the initial pop-up events.

A4 and A3 posters advertising the public events were posted in shops, pubs, cafes, restaurants and other businesses in and around the estate.

Batches of flyers and posters were also delivered to the following places in order to reach their users:

- 2 Inspire
- Art in the Park café
- Aylesbury Early Years Centre
- Aylesbury Learning Centre
- Creation Trust
- East Street Library
- Express Dry Cleaners
- Inspire
- Oz's café
- Pembroke House

#### Website

NHH created a dedicated section on their website - [www.nottinghillhousing.org.uk/aylesburyestate](http://www.nottinghillhousing.org.uk/aylesburyestate) - which gave a brief introduction to the proposed development and details of the forthcoming consultation events. The materials presented at each stage of the consultation were available to view on this site.

The website also provided links to the Creation Trust, the council's page on the estate regeneration and a link to the council's tenant and leaseholder support document.

The webpage received over a 1,000 unique hits between mid May and mid August. During these months, 362 visitors downloaded timeline and or the proposals for the regeneration.

#### Email

A dedicated email address ([aylesbury@nhhg.org.uk](mailto:aylesbury@nhhg.org.uk)) was set up at the beginning of the project. 37 emails have been received and responded to during the consultation process.

#### Social and other media

Both NHH and the Creation Trust and their teams have actively promoted the consultation process on Twitter.

Michael Faraday School sent a text message to the parents of their pupils to invite them to the June exhibition.

#### Advertisements

Adverts for the June and August events were placed in the Echo magazine.

The late August event was publicised in an article about the consultation in the South London press.

#### Creation Trust Community Team

We benefited from the local knowledge of the Creation Trust's Community Team who spent several hours in the weeks before the Stage Three exhibition informing people of the forthcoming consultation events and expanding the project database.

#### Update Bulletin

A week prior to the exhibitions in Stage 2 and 3, an update bulletin was distributed via the same door-to-door and digital channels as the invite flyer in Stage 2. This informed people about the scheme, the consultation process, and the headline findings to date. It also invited them to the next exhibition, where they could see the revised masterplan.



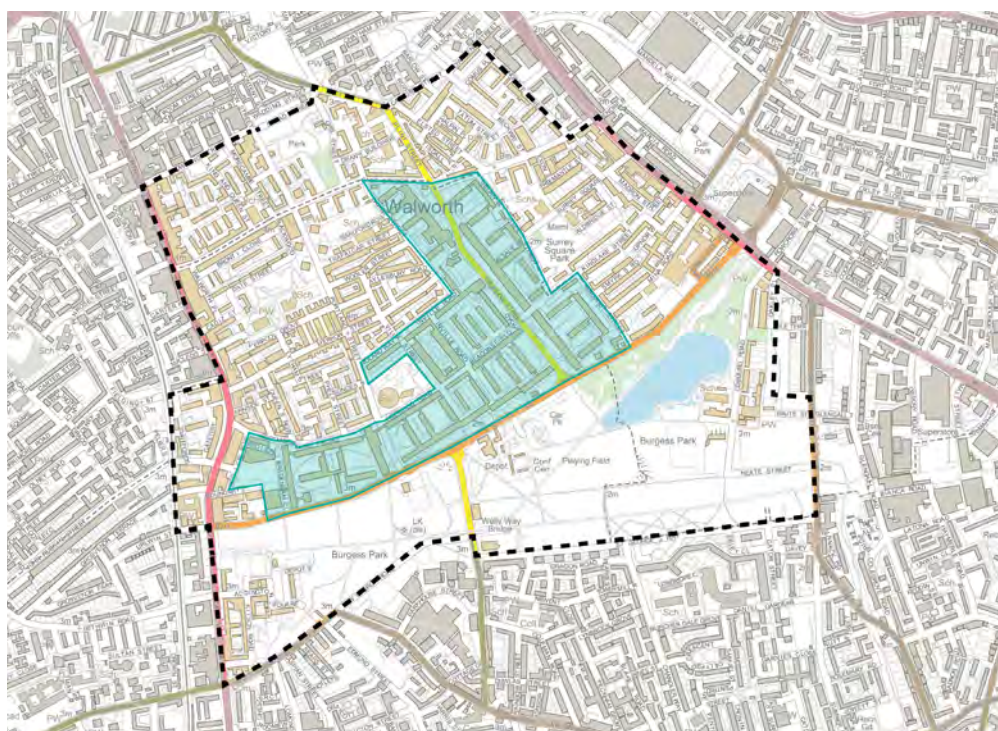
## Summary

### Publicity between March 2014 and August 2014

Publicity	Total
Flyers	21,000
Posters	80
Email invitations (estimate)	1,200
Website hits (estimate)	1,000
Press adverts	3
	23,283



Map showing consultation  
boundary





Top image: **Public workshop**  
Underneath: **Presentation, August exhibition**  
Southwark Resource Centre

Top image: **Walk & Talk**  
Underneath: **Publicity** displayed  
in local shop window





Pop up event, East Street Market



Outdoor exhibition, 2Inspire







# Stage One: Understanding the issues

- 4.1. Introduction
- 4.2. March introductory exhibition
- 4.3. Key stakeholder conversations
- 4.4. Pop-ups
- 4.5. NHH development visits

## 4.1. Introduction

The purpose of the activities in the first stage of the consultation was to meet the community, introduce the team, raise awareness of the regeneration process and consultation and to gain initial feedback on the masterplan principles and plans to date.

## 4.2. March introductory exhibition

The first exhibition was timed to correspond with the Creation Trust Annual General Meeting. The boards presented information on the design team's response to the AAAP, precedent images for the buildings and open spaces and a time line of the regeneration process.

## 4.3. Key stakeholder conversations

Following on from the stakeholder mapping exercise, and under guidance from the Creation Trust, Soundings spoke to the following residents and stakeholders to get an understanding of the key issues and concerns over the regeneration and an indication of the information that should be included in the consultation events:

### Individuals

- Former resident of the estate
- Resident leaseholder
- Resident of estate for 3 years
- Resident of Gaitskill for 21 years
- Resident of Little Wendover for 18 years
- Resident of Padbury for 16 years
- Resident of Wendover for 2 years
- Resident of Winslow for 35 years
- Resident of Wolverton for 23 years

### Local stakeholders

- Amparo Rendon, Creation Trust Trustee; Latin American Cultural Group
- Andy Cawdell, Southwark Cyclists
- Daniel Heirs, Senior Youth Worker 2Inspire
- Donna Grant, Creation Trust Trustee; InSpire Front of House Co-ordinator
- Enoch Baffour, Creation Trust Trustee
- Graham Cooper, Chair East Street Traders
- Grisel Tarifa, Mike Wilson, Projects Director and Project Officer Pembroke House
- Jean Bartlett MBE, Creation Trust Vice-Chair; Aylesbury TRA Chair; Tykes Corner Manager

- Jeremy Leach, Walworth Society & Living Streets
- Karen Fowler, Head teacher Michael Faraday School
- Kathy Eaton, Manager Aylesbury Early Years Centre
- Lahan Biodun, Aylesbury Learning Centre Manager
- Linda Edwards, Creation Trust Trustee; Thurlow Lodge Chair
- Michelle Bahrier, Chief Executive CoolTan Arts
- Rev. David Evans, St. Christopher's Church
- Rev. John Walker, St. John Church Of England Church
- Sandy Stewart, Creation Trust Trustee; Aylesbury Community Garden;
- Tessa Nelson, resident
- Tony Taitte, Creation Trust Trustee; Thurlow Lodge Premises Manager
- Wilson Mayamba-Kusosa, Creation Trust Administrator
- Yvonne Powell, Head teacher Walworth Academy.

### Residents' responses

We have removed peoples' names to respect their anonymity. The responses reflect the opinions of council tenants, a leaseholder and a former resident of the estate who has moved off the estate as part of the regeneration. In the 1-2-1 interviews residents were asked a series of questions about themselves and their views on the area now and in the future.

#### 1. What is positive about the estate now?

##### Sense of community

- Good community spirit on the estate, multiculturalism and working class spirit, sharing of food and other traditions, especially important for older residents
- Good neighbours, lots of friends here; homes are nice, big with gardens and lots of light; communal heating, low bills
- Social networks are good, local kids don't commit crimes because people know who they are; crime on the estate committed by people from outside
- Crime and drug taking was very bad in the 80s; houses were not secure; this is better now
- Feels very much part of a community in Aylesbury Estate.

##### Improved safety

- Estate has changed recently – less crime, less gangs; improvements to Burgess Park has brought people to area
- Glad that crime rates have gone down recently, attributes this to improved lighting

- Feels safe on the estate, never experienced anti-social behavior.

##### Local events/facilities

- There is lots of information about events for the family and community events; especially cheap or free events in Burgess Park run by Southwark Council, Creation Trust, Inspire and First Place
- Burgess Park is very well used, playground by Missenden is OK, the estate needs more playgrounds
- NDC was very unpopular, patronising, focus on crime, social cleansing. Perceptions changed when they started to run activities to bring people together. Now Creation Trust is very popular
- Currently, green spaces and gardening are good
- Gym is good
- East Street market nearby
- Creation Trust are very helpful with getting people into work
- Learning Centre is good, Thurlow Lodge, especially table top charity sales are good.

##### Physical environment

- Size of the flats on the estate is very good
- Likes the L&Q development.

#### 2. What is negative about the estate now?

##### Maintenance of homes

- Current property is a poor quality, with leaks and mould
- Repairs not done, leaks, mould, no double glazing
- Lack of maintenance.

##### Feels unsafe/Anti-social behaviour

- Has not personally experienced crime but knows there are some very 'nasty' people around
- Crime has got worse in the last few years, used to be able to leave your door open
- Area is too rough to let children out to play
- Nowhere safe to store a motorbike, not enough garages available
- Too much misbehaviour, would like to move off the estate to somewhere like Kent, Dartford
- Still concerned about crime, lack of visibility of wardens, has had to hire a garage as her car was vandalised when parked on the street



- Estate has a bad reputation; looks very ugly, like a maze;
- Would be good to stop people drinking and smoking in shared areas
- Crime and anti social behaviour in corridors.

#### Lack of facilities

- Lack of gyms, especially since Amersham Community Centre shut down.

#### Cost of living

- It is much cheaper outside of London.

#### Homelessness

- Rough sleepers are a problem in many blocks.

### 3. What is your vision for the regenerated Aylesbury Estate? What sort of place do you want the Aylesbury Estate to be in the future?

- Would like the area to be safe enough for children to play; good sense of community with neighbours looking out for each other
- Would like nice homes, green spaces, play spaces for little and older kids (football, basketball); several shops for essentials
- Wants trees kept and more places to sit
- New development should look modern; large flats with high ceilings
- Create something unique, a landmark with identity.



4. What are you looking forward to about the regeneration?

- Believe the regeneration is a good thing for many residents, but managing communications and change will be key
- Like the idea of sheltered accommodation, like Darwin Court
- Reassured by the NHH visits – liked the properties
- Long, tall blocks should be brought down; have lower blocks and smaller buildings with communal outdoor space
- Would like the regeneration to happen quickly
- More playgrounds and green spaces; paddling pool for young kids, sandpit, gardening projects for kids
- New public realm with good paths and lots of trees
- Glad the regeneration is happening sooner than expected
- Happy to pay higher service charges if the service she receives is better

5. What are your concerns for the regeneration?

- Affordability of housing, don't want service charges to go up
- Level of choice available through the Council's Homeseach, a lot of competition for few properties
- Stress of move
- Community, family, friends being broken up as estate is redeveloped in phases; moving will be a struggle for elderly people they will need a lot of support
- Redevelopment will have smaller flats
- Options going forward, council buyback, shared equity etc.
- Effect of demolition on residents - physically and emotionally
- Aging population needs to be taken into account in the design, mobility issues
- Impact on shops during development, make sure people still have access to them
- Potential disruption, people need to be kept informed of disruption and timelines, especially if these change
- That the same problems will reappear after the redevelopment if same people living here
- Increase in density
- Another generation of high rise and boring bog-standard new buildings

6. What are your top priorities for the future of the estate and why?

- Security, accessibility and transport, affordability
- Clean and safe, free of anti social behaviour, drinking and drug taking, fly tipping and rubbish – educate people about hygiene/refuse issues
- New flats need to be warm, sound proofed, affordable, secure, easy to maintain, lots of storage, low bills
- Well heated/insulated homes
- Wants the area to look nice, things for people to do; e.g.: sports, basketball, football, table tennis, pool tables, skate park, a local pub
- Need more nursery places and ante natal classes on the estate
- More facilities for kids, another youth centre; BMX track is good
- Lots of facilities for young children and elderly, little for the young people in between
- Used to be another youth club (not Inspire) was open 5 days a week, now only 1 day; young people need somewhere to hang out, otherwise they will take over the stairwells drinking and smoking weed
- Professionally managed community facilities; sufficient car parking spaces
- Build centre which brings people together
- All blocks should have a communal reception, a place where people can meet neighbours
- Employment and training important, the Learning Centre needs better publicity
- Would like to move out sooner rather than later, to a larger property
- People should have option to come back

7. How do you identify this area?

- Like the name Aylesbury Estate
- Aylesbury' means home, would like for it to have a more positive reputation, be a respectable place
- History of working class traditions and famous people in the area should be remembered in identity of redevelopment, eg.: Michal Caine, Mary Wollstonecraft, Charles Babbage
- The Aylebury Estate will no longer be the Aylesbury Estate once its redeveloped,



- shame its disappearing off the map; identify with SE17 a new name wouldn't be a problem
  - The identity of Aylesbury Estate is so poor it needs a new identity to attract people
  - Embarrassed about the estate's reputation and identity; identify with the postcode SE17; name should make sense, no strong preference
  - Would like the name to stay, even though it has bad associations
8. Have you any suggestions for the interim uses of buildings and areas during the regeneration of the estate?
- Allotments, mobile skate parks, ice rink or swimming pool
  - Socialising room, library, canteen, somewhere for older people to sit, kids to play table tennis
  - Playgrounds could do with updating, already have a lot of gardening clubs, centre for disabled people to socialise is good, classes and activities for kids are good
  - Vacated flats could be used for temporary accommodation
  - Nice garden, somewhere for old people to sit and rest and meet other people; healthy café, run by residents as employment/training opportunity
  - Recording studios, dance studios, art studios. Need to build on people's talents
  - Already got lots of parks, gyms, football, café; could do with basket ball court
  - Places for people to meet, fairs, fetes, good ways to reach people
  - Greenhouses and unusual plants

9. What are good ways to communicate and engage with local people?

- Community engagement is crucial, people need to be informed and listened to; outcomes of consultation should be explained; manage expectations; use plain English
- Noticeboards and stickers good for letting people know about what's happening
- Creation Trust and Southwark websites good for publicising events. Twitter, leaflets, word of mouth and adverts in papers, bus stops, posters, Aylesbury Echo
- NHH should run events using lots of different spaces to encourage wider engagement; use Burgess Park, schools etc.
- Best ways to get in touch with people are word of mouth, leaflets, Echo, posters
- Put on different events, e.g.: around different religious holidays. Creation Trust is very good at them though not all events have great turn out. Music contest with prizes could be very popular posters, Aylesbury Echo.







### **Stakeholders responses**

The diversity of the groups interviewed has given many different perspectives on the area and the regeneration. Many of the groups had common aspirations for regeneration and shared the concerns of local residents with regards to the sense of community on the estate, local amenities and the size of the homes on the estate. They were also concerned about personal safety and security on the estate. The individual summaries of each 1-2-1 meeting can be found in the appendix. The following pages outline the key topics discussed.

### **Managing the transition**

Many groups highlighted the need to carefully manage the transition process. Community networks will be disrupted during the process which will be most keenly felt by older residents. Clear communication with residents on progress of their own phases was important and support for residents when moving is essential. Those who have been decanted from the estate should be given the choice to move back. Community groups and retailers had concerns about their clients during the regeneration period and their funding sources/revenue and the change of demographic of the neighbourhood through the regeneration. Those currently based on the estate were uncertain of where they would be in 3-4 years time.

### **Mix of tenures**

Most groups were supportive of a mix of tenures so long as the same amount of genuinely affordable homes were provided. It was felt that a mixed tenure estate reflected wider society and as long as the homes were tenure blind and maintained the diverse and vibrant community this was a positive thing.

Lambeth was given as a good example of mixed tenure management where a concierge is employed at the entrance to the private and social residents' homes.

Some people were disappointed that the estate would no longer be council run and the loss of social housing. There was also a suggestion that Fair Rent should be reintroduced. There was concern that leaseholders would be unable to afford to purchase a similar home on the regenerated estate.

### **Employment and training**

Unemployment is seen as a big problem on the estate. It is felt that there is a need for workshops in basic literacy skills. More opportunities for employment, training and education would improve people's mental wellbeing and living conditions.

### **Open spaces**

The retention of the trees on the estate was queried by one group. There was a suggestion that play spaces should be segregated by age, so parents are able to cater for children of different ages at the same time.

### **Young people**

Many groups thought it was important to keep young people busy and out of trouble and that there is a need for a proper youth club with space for young people but also a place for parents to come and get support. Youth clubs and activities were seen as a good way to get young people to mix together from an early age and break down barriers between communities.

Some young people were confused about what is going on with the regeneration and it was felt there may be some apathy amongst kids to take part in the regeneration, as they do not think they will be in the area in 18 years.

### **Education**

The educators consulted, want kids to be motivated and inspired and most importantly to have the same opportunities there as anywhere else.

Community groups acknowledged that the relationships with schools during the regeneration in particular were very important.

It was felt there was a need for homework clubs and other supports for children's education.

## Retail

Retailers generally felt the regeneration was a good idea so long as it does not happen all at once, traders are already suffering from the loss of customers from the Heygate. Markets and their traders need families living locally to survive; city workers who only live in the area during the week do not buy at markets and or get involved locally. It was acknowledged that East Street is a historic area but needs to evolve and embrace future opportunities.

## Transport

It was felt the area was well connected generally but that the transport links towards the east were limited. Whether the Barclays Cycle Hire provision would be included on the regenerated estate was queried by one group as was parking for car-share schemes. It was noted that for cycle safety, care needs to be taken to consider cyclists at junctions in particular, there was also a request for segregated cycle lanes. There was a suggestion to provide cycle training as part of community development and to work in partnership with local bike charity Bikeworks. The need for secure cycle parking in the area was highlighted.

## Consultation

People lead busy lives have to make consultation as simple as possible with easy to understand material. It was suggested that the information would be trusted if it comes from local people e.g. if they staffed the exhibition. It is important to show examples where possible to give people an impression of what is being proposed. Many community groups have found it a challenge to include people in temporary accommodation in their activities and believe it will be hard to get them involved in consultation.

## Interim Use Ideas

- Sports facilities such as basketball courts or gyms
- Youth centres, graffiti walls
- Places to walk dogs
- Somewhere quiet people can sit, rest, and make a cup of tea, especially during the construction period
- Some of the stakeholders felt previous meanwhile projects had not been so successful in the area. The pop-up gardening partnership at the Heygate was given as a good example
- Several groups suggested portable allotments/gardens in sacks as a way to bring people together and build the community
- Help for the homeless
- Start up space for businesses
- Fairs and fêtes were seen as good ways to bring people together







**Pop Up, East Street Market**

## 4.4. Pop-ups

### Introduction

Three days of pop-up events were held in and around the Aylesbury Estate between 23rd – 26th April.

The Soundings team set up a gazebo and consultation tools to attract people to come and speak to us about their views on the estate now and their hopes and concerns about the regeneration. The aim was to capture the views of passers-by who may not otherwise participate in a consultation exercise and raise the profile of the consultation events.

### Locations for the Pop-ups

- Corner of Thurlow Street and East Street  
Wednesday 23 April 11.00am-2.00pm
- Michael Faraday School – outside back exit  
Wednesday 23 April 2.45pm-3.45pm
- East Street Market – stall  
Thursday 24 April 10.00am-2.00pm
- Surrey Square School – opposite main entrance  
Thursday 24 April 3.15-4.00pm
- Temporary skate park, MUGA, Thurlow Street  
Saturday 26 April 11.00am-2.00pm

72 Canvass Cards were completed with more detailed responses to the questions. The Wheel of Fortune and Big Ideas Maps were also useful tools to receive quick comments from people. We were able to hand out many flyers about the upcoming consultation events and have conversations with approximately 100 people.

The following pages present the canvass card responses.





Canvass Card

Headline Statistics

No. of canvass cards per location:	Total
Corner of Thurlow Street and East Street	17
Michael Faraday School	11
East Street Market	20
Surrey Square School	13
Temporary skate park	11
<b>Total</b>	<b>72</b>



**Pop Up, Surrey Square**

## A selection of people who filled out Canvass Cards

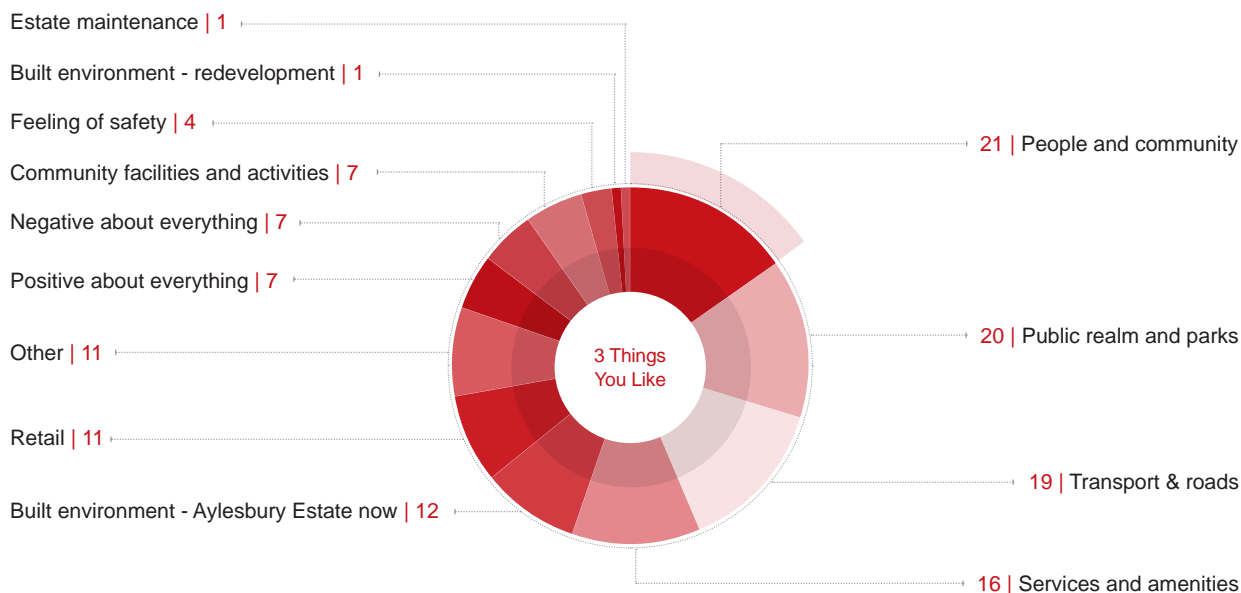






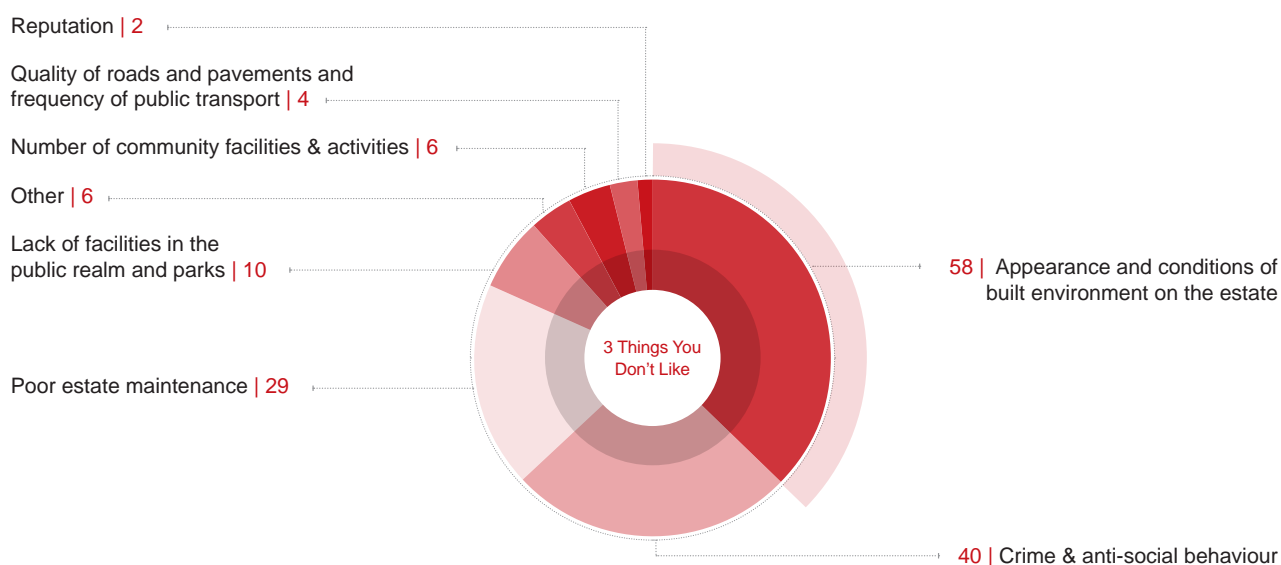
## Tell us 3 things you like about the Aylesbury Estate now

People, community and links with neighbours were among the elements that people like best about living on the estate. The green spaces within and nearby the estate, in particular Burgess Park, were seen as a real asset to the area. After this, local amenities, such as schools and health centres, are also appreciated, as are the location and transport links. The elements most liked about the housing on the estate are the size of people's homes and the quiet.



## Tell us 3 things you don't like about it now

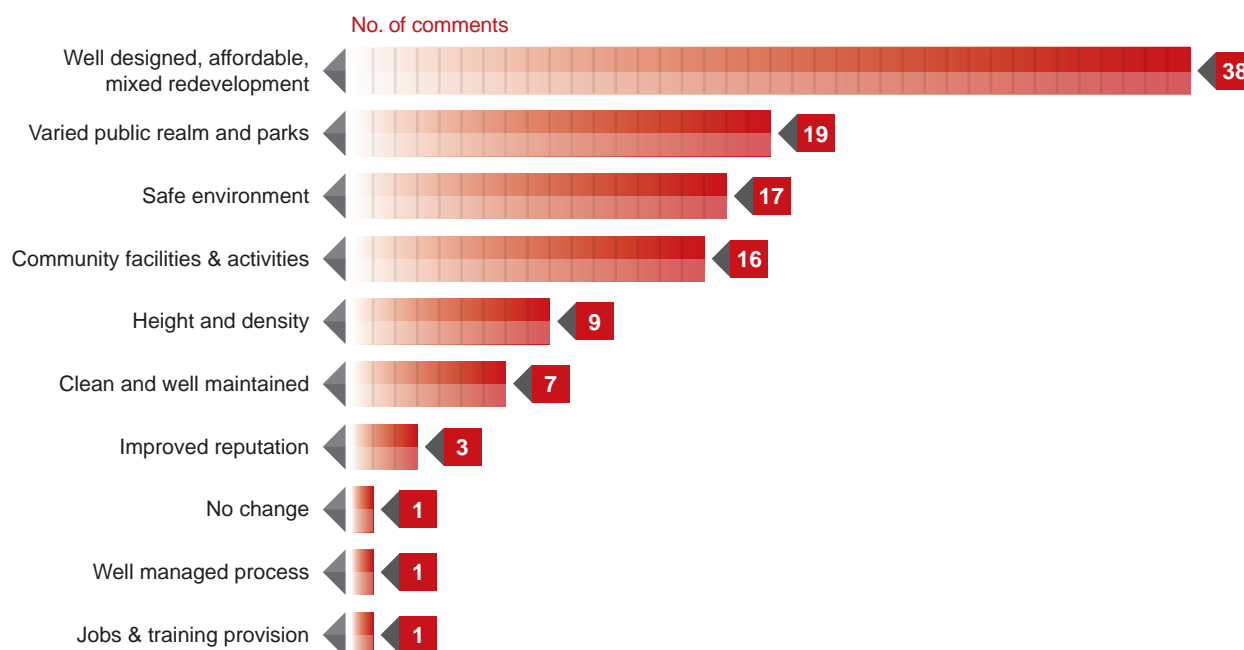
The most frequently mentioned aspects of the estate (38% of comments) were the poor quality of the estate now, it seems old, unattractive and dirty, with damp mentioned frequently. After this, people talked about feeling unsafe, with issues of anti-social behaviour, drug taking and gangs. The lack of maintenance was the third major issue that came up frequently – the lack of rubbish collection, vermin and the condition of the stairwells and lifts were particular issues.





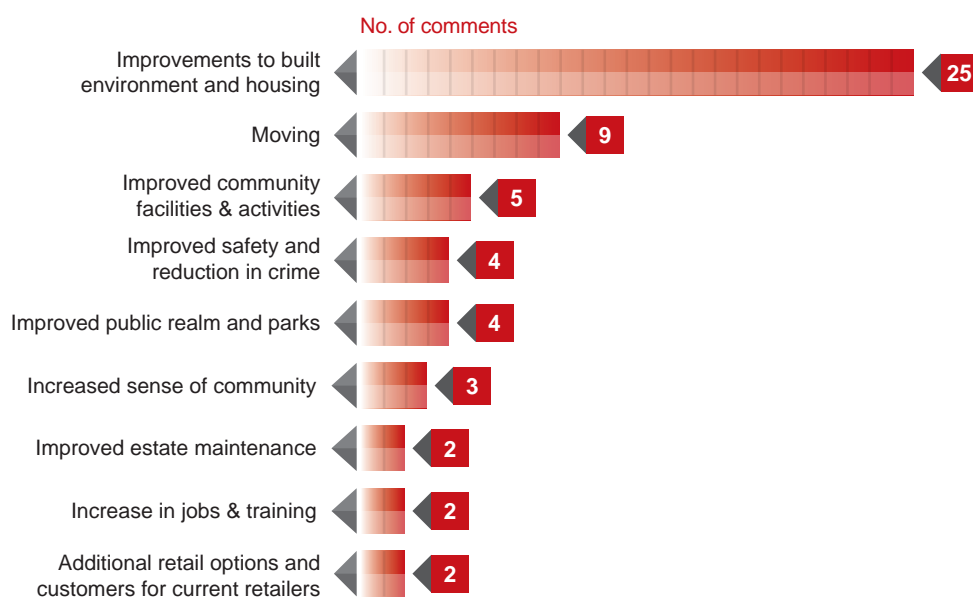
## What kind of place do you want Aylesbury Estate to be in the future?

People want the area to be well-designed, welcoming, safe and bright. Buildings should be well-maintained, with plenty of green space, activities for children and community facilities. The need to ensure that the homes remain truly affordable is important, as are concerns about more high-rise, high-density living.



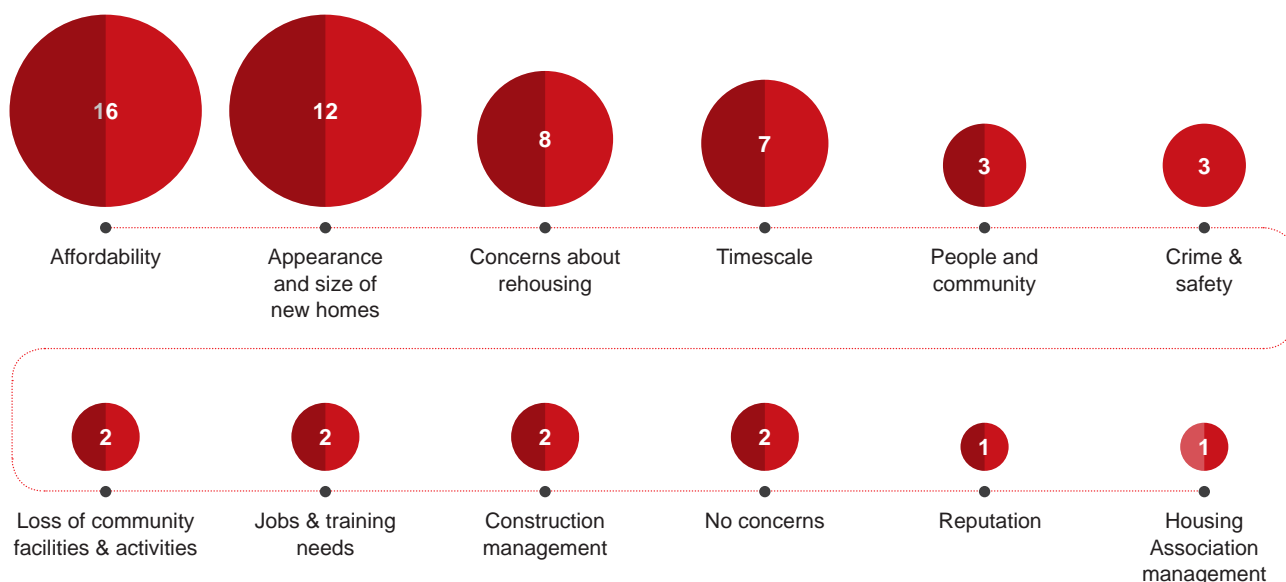
## What are you personally looking forward to about the regeneration?

The main thing that people are looking forward to is a better place to live. There is an evident desire for a decent, warm home, with outside space, in a safe pleasant environment. Many people were looking forward to the old blocks coming down. People want community amenities that they will use, such as green space, gyms and facilities for young people. Several people stated they were looking forward to moving off the estate but queried their right to return.



## What are your concerns about the regeneration?

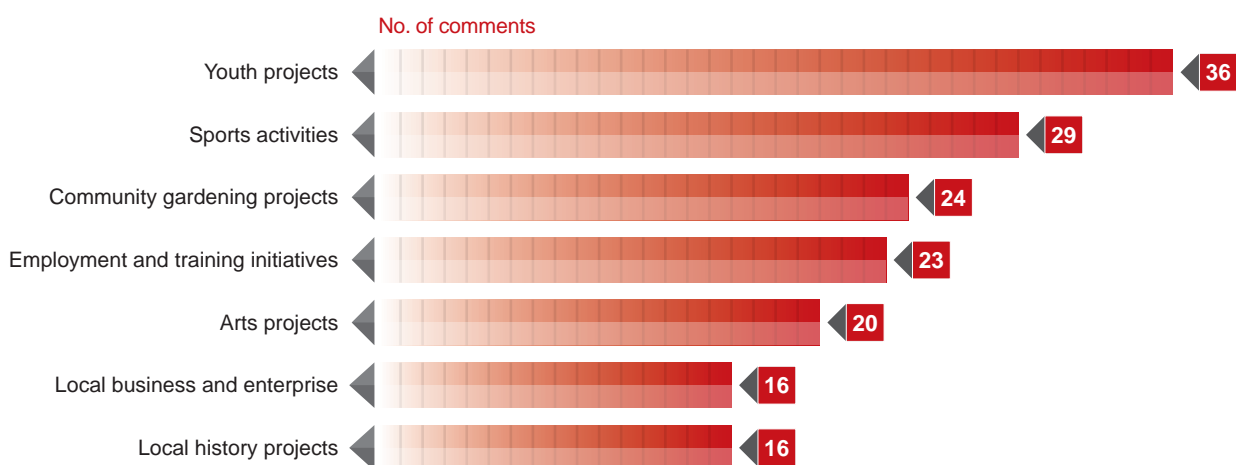
The main issue raised was about affordability and the fear of gentrification and current residents being priced out of the estate and the area. There are also concerns that the new blocks will be unattractive and particularly that rooms sizes in the new blocks will be smaller than what people have now. Other comments were made about the timescale being too long, with people having to wait years for a new home, and a few people specifically raised their worries about being moved off the estate and not being able to find a new home.



Numbers reference the amount of comments made

## Which of these ideas do you like?

During the regeneration process we hope to run many community projects and make best use of the cleared land that will be available before new housing is built. The most popular ideas for community and interim uses were youth projects, sports activities and employment and training initiatives, but all ideas were popular with participants.



## Summary

Overall, while the pop-ups were relatively quiet, reflecting the nature of the estate, which has few people out on the streets, they were successful in terms of capturing a range of views about the regeneration. We were able to speak to many people who may otherwise not participate in a consultation event, and raise awareness of the regeneration and consultation process, in particular about the upcoming exhibition and workshop.

We spoke to a small number of people who lived on the estate who knew nothing about the regeneration process, which highlights the need to raise awareness and understanding of the process. Everyone who we met who is in Phase 2 was aware and had recently received a letter from the council, but there was still a large degree of uncertainty about what was happening and how this would affect them personally.

Broadly, views on the estate were polarised between those that have lived there for a long time, and were therefore heavily invested in the place, who were positive about the Aylesbury, and those who have lived there for less time (and usually not by choice), who were very negative about it.

Almost universally, people were positive about the regeneration and clear about the need to build new, well-designed blocks. However, many people also raised concerns about gentrification and people being priced out of the area. The aspects of life now that should be maintained as the regeneration proceeds are the community links and networks that have been built up and which make the Aylesbury community strong and valued by many who live there.



**Pop Up**  
East Street Market

## 4.5. NHH development visits

### Introduction

In April, seven residents and two Creation Trust staff members visited two NHH mixed tenure developments in Brent and Bermondsey. 19 residents attended the May tour which visited two mixed tenure regeneration schemes in Lambeth and Brent. The visit to Bolney Meadow included a tour of the newly developed community centre and a presentation from the NHH facilitated but resident led Local Scrutiny Panel.

### Date and locations

9 April 2014

Barham Park and Grange Walk

10 May 2014

Bolney Meadow and Barham Park

### General Feedback Discussion

- People generally were very impressed with the places that they saw, especially the maisonette at Barham Park
- Comments included a desire to see a 'show home' on the Aylesbury so people could get a good sense of what they would actually get
- People want the choice of open plan or separate kitchens
- They would like information on room sizes for units here to compare to their own homes now and also those that will be built
- Visitor's felt the sooner people can be allocated to blocks now the better so they can choose what they want for their own property
- People were very keen for the regeneration to get started – they have been waiting a long time for this.

### Bermondsey Spa

There was concern that the rents were high – they are "affordable" but not like the level of target rent that people have at the Aylesbury: "Aylesbury residents wouldn't be able to afford to live here". It was stressed that Aylesbury residents would only be offered properties at the same rent level as they are paying now.

- "Marketing suite is lovely, welcoming, inviting. We'd like something like this at the Aylesbury"
- While looking at the architectural model: "Don't want Aylesbury to be all grey like this. We've been living with grey all this time. We want colour".

### Elgin Court

General feeling was that extra-care is a great facility and visitors were supportive of the idea that this is included at the Aylesbury. Some misgivings that it felt too 'old age home' and institutional.

Many people's preference was for a block just for over 55s (like Darwin Court) – they want to be around people the same age. There is currently a strong support network on the estate and people want to stay together - near friends. Some don't want to live in mixed age blocks mainly because they feel kids are too noisy and want to live with people like them. Attendees liked all the activities offered on site but would like the Aylesbury one to be brighter and less institutional.

Positives included the intergenerational nature of the place and sense of community.

- "Like the idea of heath suite as at Lewisham new build – on site facilities"
- "Good to have your own front door"
- "Doesn't feel like you're in an old age home"
- Family being able to stay over in guest room.

### Barham Park [2 bed flat]

Very positive feedback from everyone, visitors were not fond of the open-plan nature of the kitchen/dining/living room. People were particularly impressed with the size of the rooms, especially of the bedrooms.

- This property is really big, at least as big, if not bigger than current places in Aylesbury.
- "Really nice"
- "This has impressed me"
- "This is beautiful, room sizes are very good"
- "I would take something like this, apart from the [open plan] kitchen"
- Some people were not happy with the lack of a lift
- Like the fact that residents could choose their own flooring, cupboards etc. Not totally standard, all the same (like at L&Q).





### 3 bed maisonette

Everyone particularly liked this property

- “Really lovely”
- “Beautiful”
- “This is lovely”
- “Quality of everything is great”
- “Love it, even the box room was big”
- “Balconies are a nice size”
- “Like the materials outside – brick, not wood that’s going to go rotten”
- “Quality of materials like door handles are very good”
- Residents felt very strongly about having gas to cook on in the rental properties

Good precedence at Barham Park - residents sub group met every 2 weeks for 6 months – did visits, met the architects, made choices about internal design (e.g. frosted glass on balcony, choice of kitchen units, flooring, wall paint), met police safety and rubbish collectors. Residents Association created shortlist of units/colours etc. Then all residents could vote on which ones they like best. This led to 3 choices for each element. Every resident could then choose their favourite of the 3 for their home.

Visit to NHH development



**May public exhibition\_**

Thurlow Lodge

# Stage Two: Masterplan Principles

- 5.1. May Exhibition
- 5.2. Vision workshops

## 5.1 May Exhibition

### Introduction

This exhibition expanded on the Vision Principles guiding the masterplan and designs. It presented greater detail on the various open spaces incorporated into the masterplan strategy and illustrated the building styles and materials through computer generated and precedent images. The approach to height and road movement was explained alongside the architect's approach to the AAAP guidelines. The exhibition noted the feedback received to date from the various consultation events and invited visitors' comments and recommendations on the vision principles. The phasing and time-line diagrams enabled attendees to gain an understanding of the regeneration process.

### Location

Thurlow Lodge  
2Inspire

### Dates and times

Thursday 15 May 12pm-8pm  
Friday 16 May 10am-5pm  
Saturday 17 May 10am-5pm

### Visitor numbers

<b>Total number of visitors:</b>	<b>92</b>
15 May:	30
16 May:	25
17 May:	37
Number of canvass cards:	21
Number of quick comment forms:	24

### Exhibition feedback

The headline findings below reflect the comments received through the Canvass Cards, Quick Comments Forms and conversations with Notting Hill Housing and Soundings staff.

**It is worth noting that the areas of interest in the consultation varied depending on the location and circumstances of the consultee. Below is a summary of how this is reflected in comments.**

### **Phase 2 Residents**

People who came to the exhibition who are living in Phase 2 were mainly interested in understanding the exact process of decanting and re-housing. Some wished to remain on the estate and were asking if and how this would be possible. These residents had no interest in inputting into the design process. Some people commented that they had been promised new homes as part of the redevelopment, but some understood that they would only be able to get properties that are in the council's portfolio at the time of moving.



**Phase 3 and 4 residents**

People in later phases have concerns that the council will be more reluctant and slow to repair and maintain their homes because of the coming regeneration. Residents themselves are reluctant to spend money on their homes as the buildings are going to be demolished.

**Leaseholders**

Some residents were concerned that leaseholders will not be able to afford to return once redevelopment had finished.

**Masterplan Principles Feedback Board**

The exhibition included a board where people could comment on the four overarching design principles, and suggest any other principles that they felt should guide the regeneration.

Generally, the principles were well received. The principle about creating a cluster of neighbourhoods, rather than a single monolithic estate, was particularly welcomed. A sample of the comments pinned to the boards included

**Reconnecting the area to Walworth**

- Absolutely – good idea – happy with this
- Yes. Don't lose the area's identity – use local naming, but improve safety, image and community feel.

**Homes for all**

- Diversity and mix only way it'll work
- Dedicated housing for older people.

**A series of neighbourhoods**

- Sounds good
- Like idea, still good to mix with other people from other neighbourhoods, make new friends.

**A network of open spaces**

- Smaller units – that works better. Burgess Park great
- Greenery means more fresh air (no need to get rid of cars, good way to get around) – just plant more green space – create balance (response from 8 year old consultee).

**What other principles should guide the regeneration?**

- Involvement of community – with community centre, inclusive projects
- Minimise building impact on surrounding areas – repair roads, parks and building damage.

**Key topics discussed:****Built environment**

Generally comments about the masterplan designs were positive. Few people were interested in or commented on the external look and feel of the development, perhaps because for some (in phase 2) it is not relevant compared to re-housing issues, and for others (in phases 3 and 4), the reality of the changes are not yet being felt so it is hard to engage with this sort of detail.

Comments received included the hope that cars do not dominate the spaces between blocks, and that these should be cycle and pedestrian friendly. Brickwork examples were generally well received. The importance of good quality construction, sound insulation and warm flats were also mentioned.



**Architect answers questions at the May public exhibition**

Thurlow Lodge

**Green spaces**

Due to the presence of the large and recently redesigned Burgess Park, which is much appreciated by many local people, as well as other parks such as Surrey Square, new green space provision was not felt to be a major priority for some people. Most people who commented on green space liked the idea of the pocket parks. They were particularly glad to see open spaces reflected on the consultation boards and the AAP. Others commented that new green space should have clear uses, with areas of grass being less successful than areas with play equipment or community gardens. Others, who currently have issues with young people banging balls against their homes, had concerns with regards to the location of play areas.



**Community amenities and activities**

Many people mentioned the need for a decent community centre, a hub where people could come together and hold events. Location, soundproofing and the need for a professional kitchen were mentioned as important considerations. One person wanted to know if residents would be involved in the running of the new community centre and felt that the Thurlow Lodge model worked very well. The future of Divine Rescue was also raised.

Many people wished to see an increase in the number and range of community events and programmes on the estate, as they are great for bringing people together, especially people from different blocks. The diversity of the community should be reflected in the events planned and age-specific events planned, e.g.: for the active over 50s, children's and youth facilities.

**Mix of housing**

Many people saw the benefits of having private and social housing mixed within the area. It was very important to many people that all areas of the redevelopment were mixed tenure, with mixed blocks and entrances. Having social housing on the park edge was mentioned. Some people would like dedicated housing for older people with activities and services.

**Loss of council homes / social housing**

There were concerns that the council is selling off social housing, especially as the amount of social housing in the area decreases. Particular reference was made to the Heygate, which sets a precedent of significant reduction of social housing in the area.

**Lack of trust in Notting Hill Housing**

Some people expressed scepticism about NHH's ability to deliver on increased numbers of homes promised within the area of the existing estate. They also wanted clarity on whether NHH has had anything to do with previous delays to the programme and the relationship between NHH, L&Q and Lend Lease.

**Increasing rents**

Some people stated their concern that Housing Association rents would be higher than current council property rent.

**Size of homes**

Having enough storage space and the overall size of the new homes are of great importance to many residents, especially as current homes are so big.

**Regeneration process**

Positive comments were received about the regeneration process. For example: that it will put Aylesbury on the map, encourage businesses into the area, stop Aylesbury being 'separate' from the rest of London. However, others had worries about loss of social housing and potentially having to leave the area due to the regeneration.

**Lack of awareness about regeneration**

Some residents knew virtually nothing about the regeneration and had not seen the letters from Southwark Council.

**Length of regeneration period**

Some residents were frustrated and confused about why the regeneration programme was the length that it is. However, they could also understand why this was a better approach to maintaining community and addressing rehousing issues.

**Consultation process**

People commented that they have been consulted before and nothing happened, and they are concerned that the same will happen again now. People will not believe that anything is going to change until things start happening on the ground. An L&Q resident wanted to know that they would have opportunities to feed into the consultation process and have a say on the future developments.

**Current issues on the estate**

The main problems are: lack of maintenance; rubbish across the estate; pest control; damp; anti-social behaviour; the look of the blocks; quality of the buildings (e.g.: walls with no sound-proofing); communal heating system problems (no control over whether heating is on or off); lack of safety or feelings of safety, especially at night, drug dealing and muggings.

Most people felt that Aylesbury has an image problem, and while many residents are happy to live here, people they know do not visit because of its reputation.

More positively, the majority of people commented on how accessible the estate is and the addition of the 136 bus route was welcomed.

**Confusion over name Notting Hill**

There were quite a few people that were confused by the reference to Notting Hill and thought that this is where the new homes will be provided.

## 5.2 Vision workshops

### Introduction

The aim of the vision workshop was to explore in more detail issues around identity, people's perceptions of neighbourhood and local destinations to inform the development of character areas and the overall vision for regeneration.

### Attendees

Thursday 15 May 6.15pm-8.30pm: 3 people.

Location: Thurlow Lodge

Saturday 17 May 10.45am-1pm: 10 people.

Location: 2Inspire

Total: 13 people

### Findings

#### Identity And Neighbourhoods

#### What areas do you consider to be your neighbourhood?

Answers to this question varied from the block where one resident lived plus the two next-door blocks, which share similar physical characteristics and resident make-up, to the whole of Walworth. This latter sense of neighbourhood, bound by Walworth Road / Old Kent Road / Elephant and Castle tube station/Burgess Park, was considered to be the 'patch' of most of the other workshop participants.

Those who knew more people in their immediate area tended to describe smaller neighbourhoods. The size of flats seemed to have an effect on how familiar neighbours were with each other as smaller homes had tenants who generally stayed for less time, making it difficult for people to get to know one another. What it emerged is a pattern of micro and macro neighbourhoods.

#### What is the identity of the Aylesbury Estate now?

##### Positive:

- Diversity of people – "United Nations", dozens of countries, cultures and languages represented within a small area, they don't necessarily mix but they are all there
- Green space – lots of green areas between buildings, plus Burgess Park
- Strong sense of community – strong social networks, people come together when the place is attacked in the press; knowing lots of people in the area, more welcoming than 20 years ago
- A place for working class people – people who live and work in the area (not the City)

- Stable population – a lot of people have been here for decades
- Good location, close to central London, easy access to transport,
- Easy access to parks, health services and retail

##### Negative:

- Physical presence – Aylesbury Estate can be easily identified by its monolithic architecture and walkways
- Streets that are not easily navigable, easy to get lost
- Desolate, lack of people on the streets
- Unsafe, volatile, a lot of anti-social behaviour (especially at night)
- Lack of a 'heart' to the estate where people can go / congregate
- Lack of shops
- Limited and illegal parking
- Grey – all one colour, depressing
- Place that has suffered massive under-investment and from poor housing policies for decades
- Identity as a sink estate (for political reasons), worsened by Channel 4 ident

#### Journeys And Destinations

#### Tell us about your journeys and destinations

- People choose not to walk through the estate because of the inhuman scale, compared to the rows of terraces. Place is uninviting and hard to navigate, with blocks that create barriers which are hard to get around; some people feel too unsafe to walk around in some areas of the estate
- Some people choose to take more 'scenic' and quieter routes with less traffic, rather than the quickest routes, which means bypassing the Aylesbury Estate and choosing to walk or cycle through the terraced streets (eg: Wooler Street, Liverpool Grove) and parks (eg: Nursery Row Park)
- Other people choose to take direct walking routes to get their destination quicker
- Bus routes are good – 343 and now new route 136 through estate
- Once at Elephant and Castle, you can go anywhere,
- Old Kent Road also has good links to places further afield
- L&Q first development site – unlike the rest of the estate, this is nice to walk through and feels like a place where you would want to stop, sit down, enjoy the space

- East Street is a popular walking route to Walworth Road because of the market
- Burgess Park has excellent links to Peckham for cyclists and pedestrians, it is difficult to get through the estate and over Albany Road to join the central spine.

### What is your vision for the Aylesbury Estate and its residents?

The comments received reflect the Masterplan Principles generally, but they also introduce new ideas around sustainability and tenants' rights amongst other things. These have since been incorporated into the vision for the masterplan.

#### Homes

- Housing on a human scale
- Spacious homes – as large or larger than existing homes
- Good housing conditions
- Good outside living space
- Mix of housing, including social rent that people can afford on the park edge
- Everyone will have the home that they want
- Generous space standards
- Provision for independent over-55s
- Well designed homes
- Good sound insulation
- Long lasting, unfussy buildings
- Lots of personal space
- Different layout designs inside (not all open plan)
- Secure access and streets

#### Green space and public realm

- Open spaces and places to grow things
- More green areas
- Allotments to bring the community together
- Secure play areas for kids, if possible on the doorstep
- Communal gardens
- Same number of trees, including mature trees
- Good wayfinding
- Less undefined green space with unclear ownership / use
- Green space that is open to the street, not enclosed in blocks
- Wider pavements on the sunnier side of the street for children to play on
- Safe streets with good lighting and CCTV

#### Sustainability

- Sustainable housing
- Low energy costs, excellent insulation
- Homes that are easy to care for, cheap to run
- Code for Sustainable Homes level 6
- Zero carbon or passive homes

#### Strong, mixed community

- Mixed community – age, ethnicity, families, singles
- Community feeling
- Stable population, where you can forge links with neighbours
- Lots of help for vulnerable people, including follow-up care
- Area should be socially inclusive
- Encouragement of an active lifestyle through design
- Encouraging interaction and participation as principles
- Creation of a community through a shared green space
- Open to outsiders and a destination for people outside of the area



Vision workshop,  
Thurlow Lodge



## Community amenities

- Community centres, social areas to meet and mix
- Shops, cafes, pubs
- Community hub where people can come together, including community space, shops, health facilities
- East Street market thriving, but still reflecting diverse community
- Safe, communal places with activities for all ages
- Support for schools
- Learning / training centre – re-provide and improve current facilities
- Facilities and activities for children and teenagers
- Safe, but not regimented places to play, wild play



## Employment opportunities

- Job opportunities
- Work friendly
- Work and training opportunities within the development

## Masterplan design

- Series of smaller neighbourhoods – not one big estate
- Neighbourhoods that are not defined by the roads that surround them
- Tenure blind homes – not divisive



## Tenants' rights

- Genuinely affordable rents
- All council tenants to be offered the option of being re-housed on the estate
- Council tenants remaining as council tenants
- Security of tenure – secure not assured tenancies
- Regeneration should be for the benefit of Southwark council tenants, not the private sector
- Local authority should ameliorate any potential private market encroachment and corruption
- Tenants should have their say on what they want for their new homes
- Residents want to know that the management by NHH will be as personal as it is under Southwark Council
- Residents are concerned that they won't be able to afford NHH rents
- Community involvement throughout the regeneration process
- The right to return to the estate



**May exhibition**  
2Inspire forecourt



**May exhibition**  
Thurlow Lodge



**Vision workshops**







# Stage Three: Masterplan Evolution

- 6.1. June Exhibition
- 6.2. Walk and Talks
- 6.3. Open Space Workshop
- 6.4. Stakeholder Workshops
- 6.5. Outreach
- 6.6. School Workshops

## 6.1 June Exhibition

The aim of the Stage Three consultation was to show how the masterplan had evolved in response to consultation and facilitate a series of focus sessions around open space issues, including outreach to young people,

### Dates, times and locations

#### **Thurlow Lodge**

Thursday 19 June, 12pm-7.30pm

Architect's presentation 19 June, 6.15-7.30pm

Friday 20 June, 10am-5pm

#### **Southwark Resource Centre**

Saturday 21 June, 10am-5pm

### Visitor numbers

Total number of visitors:	95
Exhibition 19 June:	26
Presentation 19 June:	14
Exhibition 20 June:	17
Exhibition 21 June:	38

Of the 95 people that attended the exhibition, 16 had come to previous events including 1-2-1 stakeholder interviews, or exhibitions in March or May.

Residents came from across the estate, with the majority of residents in Phase 2 – reflecting the pressing need people have within this phase to get further information about their own situation.

### Exhibition content

In response to feedback and conversations at the previous events this exhibition presented the key facts, such as number of homes and tenure mix clearly, on the first board.

It revealed a new vision principle that would guide the masterplan and housing design that had been suggested by attendees at the previous consultation event. It illustrated the other changes that had been made in response to consultation.

The tree retention and open space strategy were displayed as many people at the previous events expressed a desire to retain as many of the mature trees as possible.

People had mentioned a need for more retail on the Aylesbury Estate so this exhibition showed the plans the design team had developed to allow for flexible ground floor accommodation on Thurlow Street that can be adapted if demand warrants from residential to retail. The exhibition also presented the retail and community use strategy for the estate along with the different building typologies of the suggested character areas.

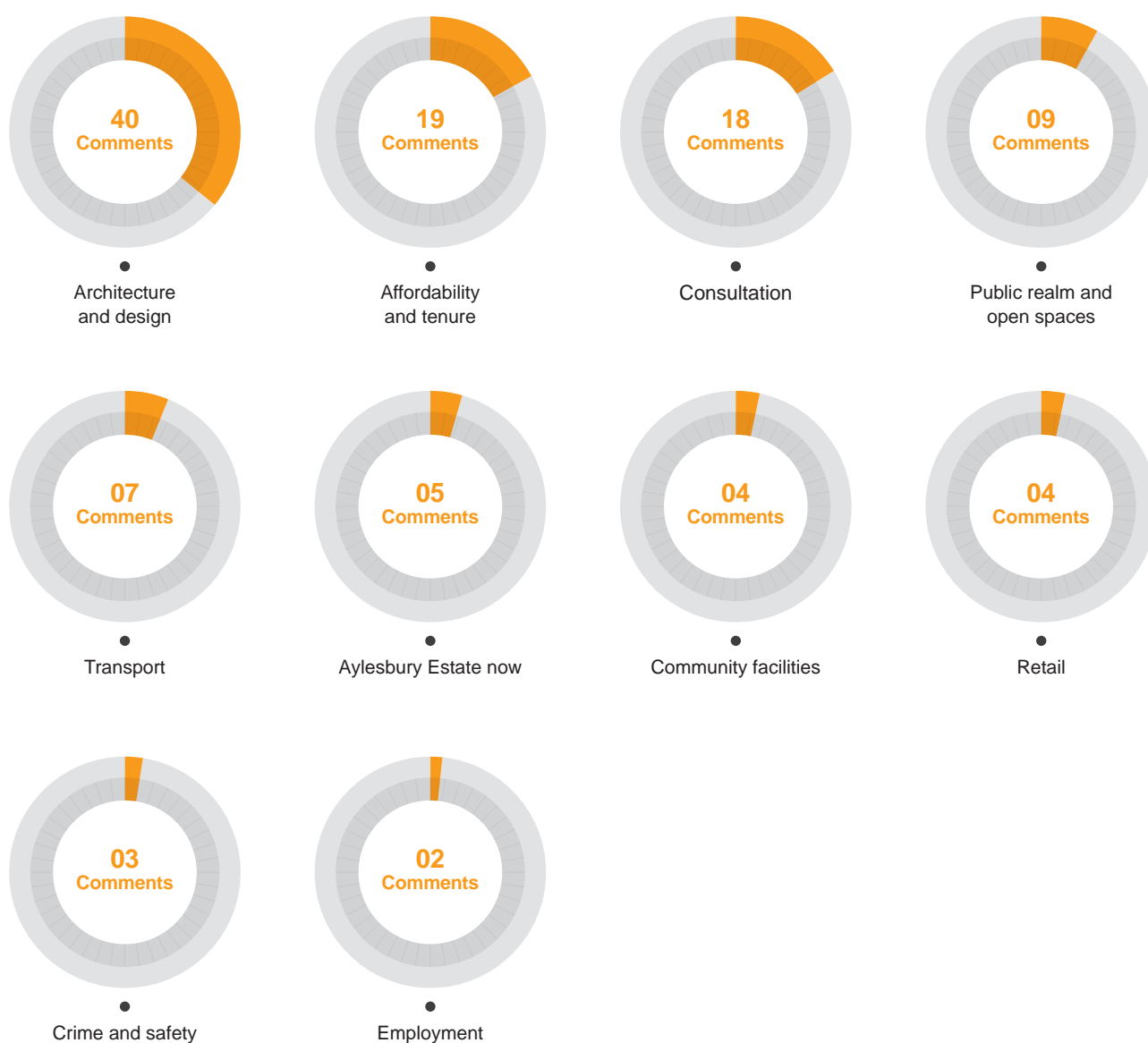
Further details on the landscaping and material strategy for the First Development Site were presented with the tenure mix for this phase of the regeneration. The phasing diagram and time-line panels were particularly helpful for residents who were able to see where their home lay in the regeneration programme.

### Identity activity

Attendees were asked to select a name for the redevelopment process from a choice of area names and descriptors. There were also blank name cards where people could give a name of their choice. The findings from this exercise can be seen in the Identity Activity findings report in section 6.7.

## Exhibition feedback

The headline findings reflect the comments received on quick comments forms (38 completed) and records of conversations with Notting Hill Housing and Soundings staff. Every individual comment has been databased and categorised. The analysis of all comments can be seen below.



## Architecture and design

The subject that received the most comments in the exhibition was feedback on the architecture and design of the redevelopment. There were twice as many positive comments (18 comments) as negative (9), with 14 comments making suggestions about the redevelopment.

Half of the positive comments were approval of the redevelopment as a whole. Specific supportive comments were made about the use of brick in the designs, the new routes through the area, improved legibility, the scale of the buildings in relation to the local area and the modern, fresh look of the new buildings.

Negative comments were made about the proposed heights with 20 storeys being too tall, safety, build quality and too great a reliance on brick.

Suggestions for the design included: building in a good sewerage and wiring system, ensuring good sound insulation, blending the estate in with surrounding streets, eg: terraced housing at the junction with Westmoreland Terrace, designing the redevelopment with families in mind and using a unifying colour scheme across the whole area, with variations for each neighbourhood or block.

## Affordability and tenure

17 comments were made concerning fears about the new development being too expensive for existing residents, with 'affordable' homes not being truly affordable, pricing them out of the locality and leading to gentrification and a loss of diversity of community. 5 comments were made in support of the proposed mix of tenures and property sizes (family vs 1-2 bed flats). Others suggested that the new development be genuinely affordable and mixed, with more houses.

## Consultation

The consultation itself was the next most commented on aspect – with just over one third of the comments praising the events, especially the conversations with staff and the architect's presentation. One third of the comments were negative – criticising the clarity of information about what was being consulted on. One third of comments were suggestions for further information – more details on the timeline for the first development site, more information on residents' feedback to date, more visualisations, 3D model and more information on streets and highways especially links to and junctions with park.

## Public realm and open space

3 comments praised the open space plans for the redevelopment, especially the pocket parks and the overall amount of green space. 6 suggestions were made – half of these were about renovating Surrey Square as part of the regeneration. Other comments related to providing more open

spaces, ensuring that the open spaces could be used by all residents and those passing through, and to retain existing trees.

## Transport

Comments were made about inadequate parking provision given the increase in numbers of residents, concerns about proposals for parking in first development site (lack of security in underground parking) and the preference for on-street parking. Other comments called for further clarification about cycle routes and relationships on the street between cyclists and cars, and about the speed of through-traffic.

## Aylesbury Estate now

Positive comments about the Aylesbury now relate to its affordability and the light, spacious homes. Negative comments referred to the lack of maintenance, e.g.: exterior windows not cleaned for decades.

## Community facilities

Comments related to the need for more community facilities and places to relax and hang out, e.g.: gyms, coffee shops, restaurants. One person mentioned the need for the Aylesbury Learning Centre to have more space. One person asked for further information on what the community centres would be used for.

## Retail

One comment was made praising the retail flexibility on Thurlow Street to make the area more vibrant. Others want a café or shop on the first development site on Albany Road to bring street life here, and for the market (presumably East Street) to be retained.

## Crime and safety

A suggestion was made about keeping the local community warden patrols, and concerns were raised about the safety in small parks, as well as pointing to the North Peckham Estate as still having a problem with robberies post regeneration.

## Jobs and employment

A suggestion was made about involving local people in the design and production of artworks and street furniture, or building construction across the redevelopment to increase skills, and potentially lead to local business development e.g.: training people in carpentry, brick-laying, creating garden furniture or interior decoration.



## 6.2 Walk and Talks

### Meeting point, time, locations

Aylesbury Outdoor Gym

Thursday 12 June, 6.00 - 8pm

Saturday 14 June, 10am - 12pm

5 local people took part in the two W&Ts.

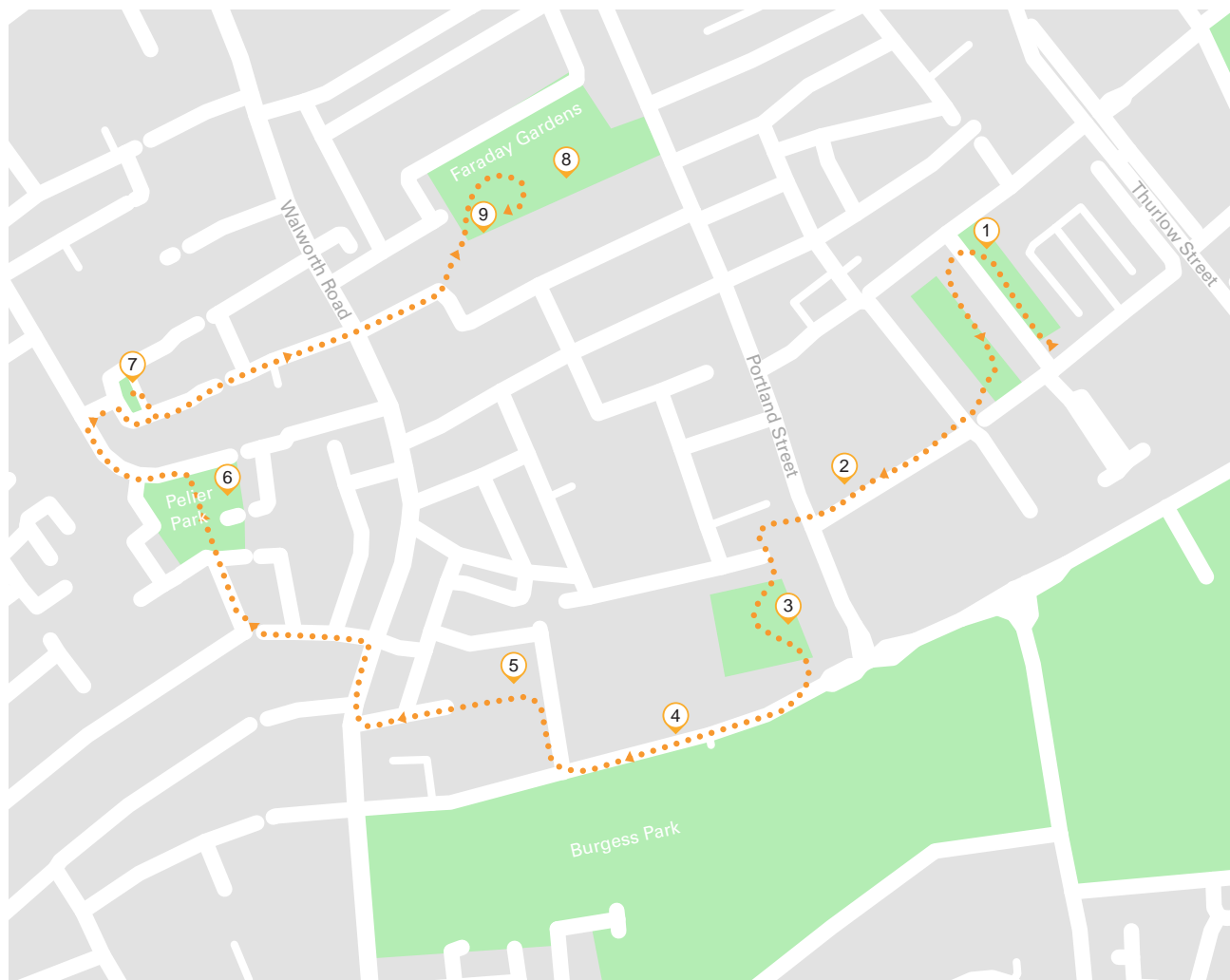
The Walk and Talks were advertised in the newsletters and publicity material distributed to residents and businesses within the consultation boundary and in other key locations. This invited local people to join members of the team for a walk through the green spaces on the Aylesbury Estate and surrounding area. The route presented examples of

community gardens, outdoor gyms, natural planting, children's play areas, allotments, public and private green areas and squares.

Participants noted the elements that worked in these spaces, highlighted the negatives they observed and noted any other comments on individual comment maps. The walks ended with a short summary session and refreshments at Inspire at St. Peters.

### Findings

The route and comments noted can be seen in the accompanying diagram. Participants' comments also fed into the following week's open space workshop.



Walk & Talk route

### 1 Community Garden



- Outdoor gym is well used, but location and equipment could be better, feels exposed.
- The trees are beautiful and mature, but the rest of the space is poorly designed, lacking places to sit, good lighting and it is overlooked.
- The community garden is very successful and very well maintained. The sociable element of communal gardening is great but some people thought it felt private and were not sure who it's for. It would be good to have lots of community garden spaces scattered across the regeneration area.
- The bin stores and rubbish chutes are really bad for attracting rats.
- Noise is an issue with the playground given its proximity to the houses.

### 2 Faraday School



- Like the historic school walls and outdoor spaces around the school.
- It would be good if the school opened its doors and spaces to adults and the community in the evenings.
- Concern about the maintenance and location of the tall trees on the street after the large tree fell on the school gate.

### 3 Chartridge Square



- This is a beautiful hidden space, that is wild, intimate and peaceful, and good for older children and imaginative play.
- The lack of lighting and seclusion could make it dangerous and hard to supervise.
- You can also have successful squares that are not green, and have more of a social and/or leisure focus such as for games and cultural events linked to amenities such as cafés and pubs.

### 4 Albany Road / Burgess Park



- This is a successful big green space with beautiful views, playgrounds, a café and places to sit, run, meet etc.
- The gym works really well but mostly for men.
- Albany Road is not a nice street. The fences and dunes disconnect the estate from the park but do filter noise.
- The BBQ spaces are very well used but it is good that these are located away from houses.
- The variety of planting and spaces in the park mean it is used by many different groups.
- There should be more facilities for young people.

### 5 Bradenham Close



- Mixed feelings about this small space. It has lots of positives with grass, benches, trees, planting and a play area. But the play area is locked, fenced and prescriptive, some didn't like the concrete benches, though all agreed the seating integrated on low walls and plant beds worked very well.
- There was no one using this space, but round the corner a group of boys were playing on the street, which had a wide pavement and no cars.
- There are not enough bins, rubbish is often blowing around because the bins are full.

### 6 Pelier Park



- Many didn't know about this space. The park has got facilities, but it looks dark, dirty and old. It is overgrown and does not look safe.
- Having a dedicated dog area was seen as a good thing but should be of a certain size so it doesn't just become a dog toilet.





7 Sutherland Square



- This is a well maintained, quiet private communal garden and square.
- The hedge makes it hidden and the space is small. The planting also acts as buffer for noise.
- It is exclusive but could be good if more people in the area could share it as an event space for a small fee.

8 Faraday Gardens



- This space is extremely successful in terms of planting, football pitch and playground for smaller children.
- The different levels add interest.
- Used by adults and children of all ages.
- It offers a positive cut through from Walworth Road eastwards.
- It is very well maintained.

9 Inspire, St Peter's Church



- Café and community hub



## 6.3 Open Space workshop

### Dates, times and location

#### Southwark Resource Centre

Saturday 21 June, 12am-2pm

### Attendees

Five people attended the open spaces workshop:

- 2 residents from the estate
- 1 resident from near the first development site
- 1 community worker
- 1 local resident from near East Street; member of Walworth Society

### Format

To begin the landscape architect from HTA talked through the open space and play strategies, and what opportunities there are for different types of facilities that could be provided in the open spaces within the masterplan.

The group discussed the overall strategy and then looked in more detail at the open spaces on the First Development Site (FDS) and Westmoreland Park and Square. HTA presented the designs for open spaces on the FDS, showing how they have addressed needs and constraints and how methodology followed for determining open space plans across the masterplan has been enacted in the detailed designs in the FDS.

### Findings

Detailed comments from the participants can be found on the following two pages – Westmoreland Park and Square feedback and First Development Site feedback. General comments relating to the overall strategy can be seen below.

#### Community facilities to be provided for include:

- Football pitches
- Ball courts
- Range of spaces/facilities
- Outdoor gyms
- Community gardens
- Quieter places on estate as older people less likely to cross over to Burgess Park.

Big spaces should be designed for people/kids to run about; smaller spaces designed to be quieter

Have football and basketball courts separate from housing – keeps kids occupied and keeps noise away from residential houses.

#### Good local precedents are:

Sutherland Square, Paisley Park and The Pullens Yard work very well as there is lots of activity. They are good examples of community-ownership over the spaces, in terms of programmed activity.

Burgess Park is successful because there are many different programmed and programmable areas.

#### Overall open spaces strategy and design feedback

- Larger spaces with nothing in them don't always work
- Green pockets are currently located to create nice places to live around. But how do other people enjoy and use these areas?
- If you want to build a place that is part of the South London identity, think about smaller patches outside your front door that you can take ownership over. Consider role TRAs can play here.
- Cater for different age groups, not necessarily in the same area or not accommodated in every area
- Internal courtyards – should be quiet and well planted, to sit in, enjoy and look at.

#### Green fingers

- There is a strong ownership of the Green Fingers Concept from the AAP. The transition to a network of pocket parks and green spaces may be good but people should be given the opportunity to consider and comment on this
- Need to consult very widely on this, green fingers linking Burgess Park into the estate caught people's imagination
- Green fingers are felt to give the area a residential identity and they link the Aylesbury into the wider area; there is also a proposal to link the Aylesbury AAP green fingers into the roads on other side of Walworth Road with similar green fingers.

#### Cycle and pedestrian routes

- Preference is for quiet, cyclable streets rather than separate cycle lanes (which are more dangerous)
- Want to be able to cross East-West by foot and bike to access shops on Walworth Road/Old Kent Road
- Safe and green link to park areas from centre.

#### Street design

- Need streets to have identity so easier to orientate yourself
- Electric car powerpoints should be located around the site.

## Community ownership and management

- It is very good when the community take ownership and get involved in public open spaces – it is an excellent way of bringing communities out and meeting each other. Design has to allow for this
- What works best is management by a partnership between council and community, with community taking on the bits that they can, with space for professionals to manage the elements that the community cannot as it is unrealistic to expect that everyone will play an active role in maintenance
- Green spaces are all about ownership and management, the buildings that are around it determine this e.g.: townhouses or tower blocks?
- It would be a generous act to give people ownership over what happens in the open spaces – it would be better to give people more scope to define exactly what they want in their communal gardens / courtyard within block, rather than second-guessing
- At the very least, if you do have to define what happens in the spaces on the first development site, learn from what works here as you move through the development phases
- Mobile Gardeners are popular in South London; this could be picked up on as a local characteristic. They work through TRAs and can scale their involvement from large spaces to small scales at which people can intervene
- Make the block adjacent to the green space responsible for it.

## Wayfinding and legibility

- Area needs landmarks, signage and other elements to make it easy to navigate
- Signage needed to get to and from the new community hub to Burgess Park and Surrey Square

## Play spaces

- Discussion over whether all play spaces need to be fenced in – agreed that it is good if some are, but not all so there is choice and variety
- There is a need for places for football and basketball for 12-16 year olds to keep them out of mischief; there should also be a youth centre which could be combined with a Community Hall for hire and a gym

## Request for further information

- Diagrams to show the hierarchy of streets – primary routes, quieter routes etc.
- A better explanation of HTA's vision for traditional streets with integrated parking and cycling and some shared surface areas with measures to reduce traffic speed through staggered routes and porosity
- Helpful to show examples of the typical journeys people would take to get a pint of milk, go to the park or cycle from Elephant & Castle to Aylesbury. How do daily routes play out and how does the masterplan enables these to happen?
- Need for a better understanding of the movement network proposed for vehicles, pedestrians and cyclists.
- The drawings presented are confusing, need key orientation points and for key routes and public realm to be highlighted
- The plan should show landmarks, links and spaces; it should also show existing and proposed facilities
- Need to show active frontages and public spaces, which blocks are flats and which are houses and the entrance points.



Local resident participating in the  
Open Space workshop



## Plan

First Development Site

### Feedback on the First Development Site Open Spaces

- A. Use of bollards in Westmoreland Square now is not good, unfriendly
- B. What are the links between the elderly residents in the extra-care facility and adjoining green space?
- C. Will the current layout of the extra-care facility work? Turn it around so there is more interaction between the elderly and other estate residents. Look at elderly care units in the Pullens to see how it works there (elderly people do not use the external public spaces)
- D. Space for a small pop-up café or kiosk in Westmoreland Park, or in other larger open spaces?
- E. Link between community space and open space outside? Can workers in the community centre 'help' children to play as many don't know how to. Eg: Gillet Square in Dalston- shipping container with soft play which is managed by workers
- F. Like the generous width of footpath on Albany Road - the green strip will protect pedestrians from cars.
- G. Do not like the car parking on streets leading down to Burgess Park and Albany Road - boring view and will be car dominated; need something else to provide visual amenity
- H. What happens here at the corners / junctions with Albany Road? Use the space as an opportunity to create visual amenity
- I. View of buildings from Burgess Park will be great - like Manhattan across Central Park!
- J. Have to consider the shading effect of surrounding 15 storey buildings
- K. Like the creation of the 10-12m set back here due to retention of existing mature trees; opportunity to animate this space, eg: with pop-up stall, cafe / kiosk





## Plan

Westmoreland Square & Park

## Responses to design approach

### Westmoreland Square

- A. Cafe with outside seating in Westmoreland Square
- B. Would like a water feature in Westmoreland Square
- C. Improve the design of the street outside the Southwark Resource Centre

### Westmoreland Park

- D. Make 'lozenges' of green planting in Westmoreland Park as big as possible so the green area feels big, with green dominating the space, rather than grey hard surface
- E. Have green planting going all the way to people's front doors to connect people to green space

- F. Ensure visibility through front garden fences to green space
- G. More green throughout Westmoreland Park; too much hard surface
- H. Give local people real opportunities to use and change this green space
- I. Seasonal planting so the area changes over the year
- J. Two-way road too wide here; could narrow this so cars slow down, and make the space more obviously a shared space
- K. Extend green edge hard up to road to create clear boundary

## General comments on designs

- The design of the green spaces needs to be informed by the buildings and uses around them - houses, flats, retail, community centre, extra-care facility
- Should consider lower fencing or balustrades around housing, rather than high, solid fencing, so houses do not feel cut off from the street
- Open spaces should have plenty of informal seating
- Seating doesn't work on its own. Need things to do that bring people together and out into the public realm
- Not prescribing the use of the space is good - do want basic infrastructure and planting, but also space which is flexible in use and open to interpretation
- If the pavement is treated in the same material as the road in the shared spaces, it all feels like road. The pavement needs to feel different - softer, more natural
- Good idea to create a Community Land Trust to manage and look after the green spaces on the estate - though don't assume that everyone will get involved in their management. The CLT needs to be able to employ professional contractors to do work so open spaces are maintained in the long term.
- Proposed squares make nice places to live by but how are other people meant to use them as public spaces?



Open space workshop

## 6.4 Stakeholder Workshops

### Housing Officers workshop

#### Location and date

Housing office, 17 July, 2014, 10am - 12pm

Members of the NHH team and Soundings met with 12 members of the Council Team with responsibility for the Aylesbury Estate. This included housing officers, members of the maintenance and cleaning teams, heating officers, housing managers and neighbourhood officers.

Key queries/comments residents have about the regeneration:

- Timeline of the redevelopment
- Sizes of the new homes
- Concerns over increases in rent
- Will enough homes be built?
- Concern that later phases may not benefit from the regeneration as the money may run out
- Residents see present repairs and investment in the estate as a mixed message – ‘why are you doing that if it’s going to be knocked down?’

#### ‘Myth busting’

There is a need to give people comparable information on housing associations ‘v’ council tenants in an effort to calm fears.

There are mixed views on the regeneration depending on where you live on the estate, some really do not want to leave their homes, others desperately want a new property.



After a presentation on the proposals for the masterplan and First Development Site the officers had their own questions and recommendations on the regeneration.

Key topics included:

#### Support for residents

- Number and procedure for setting up TRAs
- Location and number of Housing Offices, will people get the same service at each office?
- Support for older/aging residents who may not be able to maintain their homes/gardens
- Options for leaseholders
- Parking and cycling
- Car parking provision is very important to some residents, it is free to park on the estate at present and it would be a considerable expense to some to have to pay for it. They have had problems on other development getting people to choose somewhere without a parking space
- Permit managed parking/CPZ
- Special motorbike bays are good as they are a more efficient use of space
- The cycle parking solution on site 1A is very good
- Barclays bikes would be good.

#### Maintenance

- A central heating system is problematic
- Accessible points for service repairs very important
- Lifts need to be larger than the current ones as appliances etc. get bigger
- Estate is currently cleaned twice a week, with cleaners present 7 hours each day, the visibility on the estate is good
- Should consider where cleaners will access and dispose of water
- Refuse collection – location of bins. Currently people don’t bring rubbish down, there is a need to educate people
- Need better enforcement on dumping etc.
- Lighting is very important, it has been improved recently on the estate, they could be perhaps on sensors
- Graffiti deterrents.



### Building design

- Tenure blind from the exterior is a good idea
- Consideration is being given to window dressing as this has been a problem on the houses on site 1A
- Overlooking on site 1A is a problem for some residents

### Security

- Door entry systems, with camera on door. The open system at present has resulted in a lot of anti-social behaviour
- Mixed views on the need to lock parks at night. Play areas/courts would be best locked at night but who would be responsible for this?

### Open spaces

- There is a lot of green spaces without purpose on the estate, open spaces should have a defined use and be designed accordingly
- Giving people ownership of spaces is good but if the function isn't defined it will not work, green spaces end up being used by dogs
- Dogs/dog walkers need their own separate area
- Trees can be problematic (shade light, and attract insects) and have to be regularly maintained
- Will there be restrictions/monitoring of what people plant in their gardens?
- The surfaces in playgrounds need consideration and maintenance alongside the play equipment
- Currently some of the homes are very close to the play areas, which can cause disruption; this also has been identified as a problem on site 1A
- Open gyms work very well.

### Communication

- Lifts are an opportunity to communicate with residents, new lifts could incorporate information displays
- Incentives are good to attract people to events – BBQ, cupcakes, vouchers.

### Community Events

It is good to mark milestones with the community it reassures people that their homes will still be maintained e.g. fun day for hoardings going up around a site



Current images of the estate

## **Friends of Burgess Park Workshop**

### **Date, location**

July 24, 2014, 6.30pm, Burgess Park Sports Centre

Although primarily organised to inform and receive feedback from Friends of Burgess Park (FoBP), invitation to this presentation was also extended to groups that had been involved in the plans for the public realm in the AAAP. In total 16 people attended. HTA's landscape design team began the meeting with an overview of the regeneration, presenting the public realm and open space strategy for the masterplan with greater detail available on the First Development Site designs. Attendees had the opportunity to ask questions during and after the presentation. Many of these inquiries influenced the level of detail presented at the August exhibition.

### **Topics discussed included:**

#### **Cycling**

During the presentation there were a large number of questions relating to cycling. These covered areas such as routes through the regeneration area, through the park and cycle safety on Albany Road. There were concerns about the safety of road-integrated cycle lanes, compared to segregated cycle tracks. Further clarification was sought on the road junctions on Albany Road, Wells Way and Thurlow Street. Clarification on the design standards used for the plans was provided, as well as detailed information on the proposed plans.

The connection of cycle routes between the park and the regeneration area were thought to be confused on the park side and the importance of cyclists safely leaving the park and moving onto the roads was stressed. Although the park is not part of the redevelopment area the possibility of further conversations with TfL and Southwark Council was proposed. One attendee was concerned about the level of focus on cycling and wanted to ensure pedestrians were receiving the same level of attention in the design.

#### **Traffic Calming/Removal of park railings**

The calming of Albany Road and the park edge was another of the key topics for discussion. There was concern that Albany Road could not be adequately calmed to warrant the removal of the park railings.

#### **Park Edge**

FoBP has fought for a number of years to retain the park railings as they are concerned with child safety, the seclusion they give dog walkers trying to keep out of the way of other users in the park's centre and the risk of travellers using the park as an informal pitch. There were also concerns about motorbikes in the park and the ability to direct different users to the best route through the park. Further conversations discussed different kinds of fencing, for example planting or lower fences. It was understood that ultimately Southwark Council would make decisions on the design of the park edge. There were concerns about the size and scale of buildings on the park edge/northside of Albany Road that they would make the park feel too urban.

#### **Street Design**

There were comments warning against the use of speed cushions and questions as to why the home zone standard was not being used.

#### **Open space in the redevelopment**

The plans for the open spaces in the regeneration area were generally well received. Subjects like the size of space, who can access each space, facilities for play, BBQs provision and the management of the spaces were queried. There was some concern that incidental play and play landscapes may be dangerous.

#### **Tree preservation**

The strategy for the retention of trees appeared to be acceptable, with people understanding that trees nearing the end of their lives at the western end of Albany Road may be cut down and replaced. The choice of replacement trees will be important to people. There was a request for the tree retention strategy documents.

## Ecology

Planting and the provision of ecological habitats for animals was the focus of some questions. There was a request for the provision of swift boxes.

## Rainwater Management

There were questions about swales and their use along Albany Road in particular, as well as permeable road surfacing.

## Next steps

As some topics raised needed clarification in greater detail than was available on the night, NHH followed up this meeting with an email to the attendees outlining how the points raised are being considered in the masterplan and in discussions with Southwark Council.

**View of the estate from  
Burgess Park**





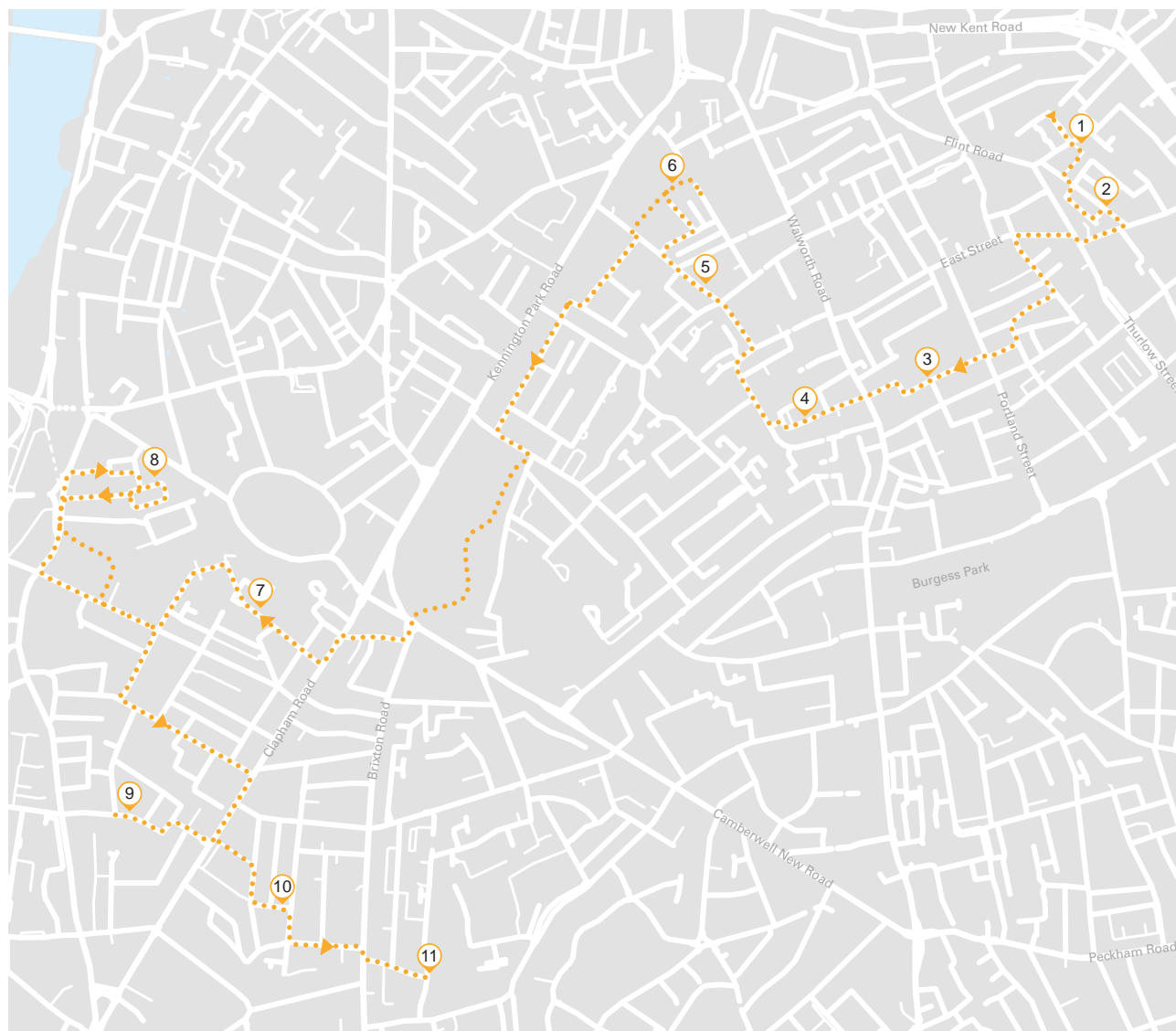
## Living Streets Bike and Talk

The Bike and Talk took place on 18 June 2014.

Representatives from Notting Hill Housing, the landscape architecture team at HTA and Soundings were led on a cycle tour of Southwark and Lambeth's public realm by

local resident Jeremy Leach, of the Walworth Society and Southwark Living Streets.

The tour featured a variety of public spaces including shared space, traffic calming, different scales of street planting as well as looking at spaces to play, eat and cultivate. A mix of different methods of managing spaces were seen on the ride.



### 1 Salisbury Road



- A public realm improvement, incorporating blocking off a through route to motor vehicles, added planting, redesigned parking and new surfacing

- No designated space for cycling, it is unnecessary
- Described as - "as good as it gets"
- Very busy with cyclists at commuting time. There were no cyclists using the route before but it was busy within a week of completion
- Improvements happened after local residents fought to save the adjoining park, then went on to fight for improvements to the park and beyond
- Local residents have adopted the planting.

### 2 Tisdall Place



- Street planting incorporated into the pavements.

③ Liverpool Grove/Lytham Street



- Liverpool Grove improvements done for under £50k
- Lytham Street bollards are popular, before it was a rat run. Now it is a quiet pedestrian and cycle route.

⑥ Peacock Street



- The ends of Peacock Street and Crampton Street have been pedestrianised and the new end space successfully used for planting and cycle storage.

⑨ Albert Terrace



- A large build out with turf rather than paving made a change
- Uncommon to have grass areas in the street.

④ Sutherland Square



- A focus on lowering speed through the area
- Shared surface next to the park works very well
- Speed is lower, but they regret that they did not push harder for an extra speed bump.

⑦ Claylands Road



- The speed bump had the wrong speed painted on, but Lambeth decided it worked well enough to keep it as it is. The colour also is unusual, so people slow down more
- The horizontal build outs are of good quality and offer a large deflection for traffic.

⑩ Van Gough Walk



- A combination of pedestrianised area with shared space, incorporating planting as a barrier to cars, multi age play, seating and mature trees.
- The materials are high quality and custom made
- The space was occupied when visited, by multiple groups, of different ages.
- Play was incorporated without the use of fences.

⑤ Crampton School



- Chicane outside the school gate
- Good use of materials and planting of trees.

⑧ Bonnington Square



- Raised tables in the road slow down traffic through vertical deflection, as well as creating a public space for the cafe
- The square has large scale planting, and a community garden
- Bike hangers are incorporated into the car parking bays.

⑪ Oval Quarter



- Oval Quarter was seen as dominated by hard materials, with little planting and lots of cars.
- It was also seen as important that children should be able to use a space to play with little supervision
- The facades were seen as slightly repetitive but the dog tooth brick was a popular addition.

## 6.7. Creation Trust identity workshop

At consultation events in Stages Two and Three, visitors were invited to contribute or comment on names they felt resonated with the area that could be used to describe the area during the regeneration and to be associated with the transition and consultation process. NHH and the graphic design team at HTA have subsequently held more in depth workshops with local people to discuss the potential names.

On the 8th of July members of the HTA graphic design team, NHH and the Council met with members of the local community to build on the previous consultation on the area's identity.

### Attendees:

- Nathalie Websdale - NHH
- Lucy Smith - HTA Design
- Rosie Smith - HTA Design
- Sarah McCarthy - Creation Trust
- Simon Chambers – Southwark Council
- Daniella – local resident for over 23 years
- Tyrell - Middlesex University student, Aylesbury Estate resident
- Ewa - Creation Trust Community Team, Aylesbury Estate resident
- Pamela – local resident for 44 years
- Zara – local resident for 20 years
- Geoffry - Youth worker for 2Inspire and Creation Trust. Aylesbury Estate resident for 25 years
- Akindele – local resident

## Workshop discussions

### 1.0 Ideas Generation/Brainstorm

#### 1.1 What do you call where you live? What do you say when people ask where you live/are from and do you ever lie?

- People are proud to live in Walworth but it was felt that Walworth is unknown to people outside the area other than the Walworth Road.
- The Old Kent Road has the negative association of the cheap end of the Monopoly board, generally not associated with the local area.
- Described as between Elephant and Castle and Camberwell.
- Estate Agents are selling the conservation area as 'Walworth Village' it feels like a village, with good community spirit and everyone knowing each other.
- Hope that East Street Market doesn't get gentrified like Borough Market, with local traders overlooked for

incoming commercial investment.

- A view that whatever you call the regeneration, residents and local people will always call it "the Old Aylesbury"
- Proud to live in SE17, and refer to geographic location by postcode often.
- There is a perceived stereotype of people who live on the Aylesbury Estate, which could be seen as negative.
- Residents aren't always forthcoming with admitting where they live with people from outside the area, until they get to know them.
- The regeneration of Burgess Park has raised the profile and awareness of the area for the better.

#### 1.2 Define the boundaries of where you live/work/travel to

Participants were asked to draw directly onto a map where they consider their neighbourhoods and the areas they frequent. Discussions alongside this activity included:

- The area is not seen as a destination - You don't have to come to Aylesbury for any reason, unless you know someone who lives there.
- People don't really know about the rich history of the area - could be more prominent and help identify/promote location
- Arments Court is a prime example of this, named after the local/infamous Pie & Mash shop.
- Would be nice to connect the history with future naming of streets/blocks.

#### 1.3 What's your favourite memory from living here?

- Mum used to make us our own bubbles to blow in the street, so the smell of Fairy Liquid reminds me of playing outdoors
- The ice cream lady used to specifically come down our street, because she knew the kids would always be out playing
- Art in the Park - kids dancing in wellies and making pictures
- Millennium Woods - planting a tree with my daughter who was born in the millennium - Removed when the park was redeveloped. Would like the trees back.
- Playing football in the wire sports cages with friends after school

#### Current events

- Mother and Toddler groups, 1 o'clock clubs and Surestart are great places to meet friends but not that many people know about them. The same is true for many other community events and facilities.
- After school finishes, the kids from Michael Faraday School go straight to the park to let off steam.





Top: **Identity workshop**, Creation Trust  
Bottom: **Identity activity**, June exhibition

#### 1.4 Do you feel proud to live here? What don't you want people to know?

All participants liked living in the area and felt proud to be from the area. Most thought they would always either live there, or if they did move away, would eventually move back.

One participant who lived near the estate shared the fact that their son would say he lived on the Aylesbury Estate to make himself sound tough. Another person noted that they are trying to embrace the changes as it is positive and change is good.

#### 1.5 What does it feel like to live here and how do you feel about change?

- The regeneration is perceived as exciting - it's happening everywhere else, so great that Aylesbury has not been overlooked again.
- People don't want to leave, but there is a perception that they are being forced out, and that there is no real choice.
- Reintroducing community facilities will be great for the area - 'I miss having a swimming pool and cinema nearby'.
- Perception of affordability is seen as massive problem, although not just on Aylesbury - everywhere. Off-plan sales and overseas sales are hard because local people can't compete with the prices.
- A shame if communities are dispersed - preferred having family live close by, with multi-generational families in the same house or road.
- Uncertain times and not being reassured by anyone particularly. All developers seem to be the same.

## **2.0 Identifying the issues**

### 2.1 Understanding current perception

There was a discussion on how the estate is commonly portrayed in the media.

#### **Channel 4 ident**

- The ident portrays the estate as deprived, in poverty and litter ridden. "It's an insult".
- Aylesbury is just like any other estate and hopes to turn around the perception. "We are all just normal people".
- Perception that everyone here is "useless", unemployed, violent, poor etc.

#### **Media**

- Calvin Harris used the basketball courts behind Wendover House for a music video a few years ago.
- Tinie Temper used to live here and often talks about his childhood and why his family moved off the estate.
- Areas are used by production companies because it's easy as the sites are vacant so they haven't got to pay. It's an easy urban background this makes people think it is worse than it is.

## **Public Art**

- Loretto graffiti has been really popular and got the estate some positive publicity, but general graffiti is not welcomed.
- Just because we live on an estate it doesn't mean we want our houses graffitied or vandalism to occur'.
- Don't get an artist for public artwork that costs thousands, people will complain at the cost. Use a local artist and run workshops with children so that they can be proud of what they create.
- "Nobody is not loved" project - well known and loved throughout the estate, the lightboxes are now iconic to the area.

## **Michael Faraday School**

- The school has had a massive positive effect on the area, the school was good before, but in a poor building. Now seen as a building the school deserves.
- Parents aren't involved in the school much though - no PTA.

## 2.2 Positive and negative perceptions

It was generally felt that the great asset/positive of the estate is the community. Participants thought the negative association was with the word 'Estate'.

It was noted that just as in the Heygate people will always refer to the estate as the Aylesbury.

There wasn't a desire to see Walworth divided up i.e. north/south/east/west.

## 2.3 Potential of the area

There was concern that Elephant & Castle was moving south and might absorb Walworth, but it was felt Walworth should be a place in its own right.

Participants wanted to reclaim Burgess Park as Walworth rather than Camberwell.

## **3.0 Refine ideas for future exploration**

### 3.1 Ideas for overall regeneration identity

- Keep Aylesbury local to Walworth, not Elephant & Castle, not Camberwell.
- It's more than SE17, and more than the individual components. It's about the people who live here and make it work.
- Capture the community feel, don't make it into another marketing brand.
- Aylesbury still feels like a village as everyone knows each other and looks out for each other.
- Important to have a recognisable look and feel to the place, and important to have local people involved in the process.

## Summary

The workshop was useful in influencing the direction of the regeneration project aesthetic. Of particular interest were two strands, which will guide the formation of the identity:

1. The anecdotal evidence and stories told by residents.
2. The strong sense of community, pride and ownership of the place.

## Outputs

Following the workshop, it was concluded that the main naming options that were favoured by the group are:

### 1. The New Aylesbury

Helps re-iterate messaging of old/new and change.  
Retains 'Aylesbury' loses 'Estate'.

### 2. Aylesbury Now

Signifies a constantly changing place - reiterates the changing nature of a long term regeneration project.

### 3. Walworth Gardens

Draws on the retention and promotion of 'Walworth'.  
Reinforces the green aspects to the project, and reconnects to Burgess Park.

### 4. Walworth Now

In the same way as Aylesbury Now, signifies a constantly changing place - reiterates the changing nature of a long term regeneration project, but with the 'promotion' of Walworth.

## Identity Options, Workshop 2

A second follow up workshop was held on 6th August, 2014. At this event the HTA design team presented the options discussed in the previous session in graphic form.

## Attendees:

- Nathalie Websdale - NHH
- Lucy Smith - HTA Design
- Rosie Smith - HTA Design
- Sarah McCarthy - Creation Trust
- Tyrell - Middlesex University student, Aylesbury Estate resident
- Ewa - Creation Trust Community Team, Aylesbury Estate resident
- Pamela – local resident for 44 years
- Zara – local resident for 20 years

## Workshop discussions

### General feedback

Residents felt Walworth sounded too distant and takes away from the local feel of the estate. It was felt the name Aylesbury should be maintained.

### Specific feedback

#### 1. The New Aylesbury

The word 'new' is worrying as it could be perceived as the gentrification of the estate, the new community kicking the old out.

#### 2. Aylesbury Now

This was voted as the favourite as it is simple and easy to remember. The 'No' in 'Now' was of concern when presented in lower case but the group thought in block lettering this wasn't as evident.

#### 3. Walworth Gardens

There was concern that this felt very marketing heavy with the word 'Gardens'. The designers had included the postcode in this an other options but the attendees felt this wasn't necessary and should only be used where relevant.

#### 4. Walworth Now

The colour presented with this option reminded participants of the 'Job Centre green' and also Burgess Park colours. Orange needs to be used carefully because of Notting Hill's brand colours. This typeface used in this example was the favoured option.

Residents suggested a fifth option of

#### 5. The Aylesbury London

as this keeps the name Aylesbury but differentiates it from the Aylesbury in Buckinghamshire and locates it in London which is important.

## Next Steps

The five options were reworked following the workshop and were put to a public vote at the August consultation event and the Creation Trust website.

NHH will review the feedback from the workshops and consultation events with Southwark Council before selecting the final identity.

\*\* Note Soundings were not present at the workshops



## Consultation on Michael Faraday School Park

Following on from the 1-2-1 meeting with the head teacher of Michael Faraday School, a workshop was held at Michael Faraday School to discuss the preferred orientation, scale and functions of the square to be located outside the school gate.

The session, held at the school on the 2nd July 2014 with NHH and HTA, used these requirements as a starting point for discussion:

- The space will respond and relate to the public realm treatment of both the Portland Street frontage and the community spine with robust hard surfaces and a grid of trees set within the space.
- It will contain extensive cycle parking.
- It should be well overlooked with active frontages and frequent door openings at ground floors along its length.
- There will be opportunities for additional landscaping where the space widens out.
- The space should provide areas for parents to congregate, some drop-off facilities, seating and cycle parking. No parking is required.
- The two side entrances (through the old wall on the southern side) are used regularly; the larger entrance is used by pupils, and, after hours, is the main community entrance for accessing the sports hall; the smaller entrance accesses the MUGA, as well as providing access to the substation.
- The public space identified in the AAAP was intended as a discharge point to those two southern entrances.



## Feedback highlighted that

- The school square should be located south of the school, an option to the north would not be feasible or meet their needs.
- Although the main entrance to the school is located on Portland Street this is only used for visitors and the nursery school.
- Currently the parents can access the school playground to wait for their children.
- The most used entrance is Hopwood Road. This along with the delivery access and access to the substation must be maintained.
- Currently there is some conflict between parents dropping their children off/up (by car) and the garage owners along Hopwood road. The design team agreed drop off should be considered, but should not be a primary driver of the scheme.
- The head teacher was keen to see a space where parents could linger, sit down and spill out. She did not think specific play facilities would be necessary, but an area where children could play on their bikes or scooters. She used the term 'community hub' and that the space should have an adult focus.
- The MUGA is used out of hours in the evenings 6-8pm, although currently not by many people.
- The head teacher expressed her concern about the level off traffic along Hopwood Road (community spine) and that the design of that road part should be very low traffic, or even traffic free.

## Observations on-site of school peak time also informed the workshop and the proposed design option

- Contrary to the team's expectations, there seemed to be a low volume of people.
- Ice cream van pulls up most days, and it was located on Hopwood Street.
- Some parents had gathered on the corner of Portland Street/Westmoreland Road (by pedestrian crossing).
- Lots of the children had moved along to the play area to the east of the school.

\*\* Note Soundings were not present at the follow up workshop

Michael Faraday School

Two options were tabled on this workshop and the outcome defined the current proposal for rectangular north-south square based on option 2.



#### Option 1\_

- School square along the school edge
- Permeability: north-south
- PRS accommodated within the block perimeter
- Significant change of block scale
- Emphasis on north-south permeability
- School Square along the school edge
- East-west movement not so direct, could aid traffic calming strategy
- Opportunity to bring houses closer to the park edge



#### Option 2\_

- School square north-south with shared surface
- Enhanced permeability: both east-west and north-south
- Clearer density and character thresholds - more consistent with the overall masterplan
- PRS accommodated within the block perimeter
- Permeable both north-south and east-west
- School Square along Portland Street
- Opens up view of School building from Albany Road
- Conservation area building terminates community spine in western direction
- Scale a block types consistent with the rest of the masterplan

## Plot 18 consultation

Southwark Council and HTA architects facilitated the community consultation on Plot 18. Plot 18 is a key area within the masterplan as it will form the major mixed-use hub on the site. It is planned for delivery at an early stage, and it is regarded as a flagship of the overall redevelopment. For these reasons it has been considered important to specifically consult with stakeholders on this area.

Given the mix of uses required, a tour to precedent sites in London was organised on the 3rd June 2014 ahead of the workshop. The tour included representatives from Southwark Council, the local community, the Aylesbury Medical Centre, the NHS and the design team. The group had guided visits to Gracefield Gardens Health and Social Care, Coin Street Neighbourhood Centre and Deptford Lounge and also the civic spaces Gilette Square and Dalston Square. The tour also included moments where stakeholder shared references, showed webpages and discussed their experiences.

A workshop with all the stakeholders was then held at 'Inspire' at St Peter's Church on 10th June 2014 to discuss individual requirements and to set out the wider constraints and aspirations of the masterplan. Attendance included other stakeholders in addition to the people that completed the tour:

- Charlotte Benstead - Director, Creation Trust
- Sandy Stewart - resident
- Jean Bartlett - resident and manager of Tykes Corner
- Rebecca Scott - NHS
- Julian Alexander - NHS
- Barabara Hills - NHS
- Philipsia Greenway - NHS
- Dr Steward Kay - GP Aylesbury Medical Centre
- Lorraine Weatherman - Practice manager, Aylesbury Medical Centre
- Neil Gordon-Orr - Policy, Planning & Performance Manager, Early Years, Southwark Council
- Adrian Whittle - Head of Culture, Libraries, Learning and Leisure, Southwark Council
- Alex Cossins and Catherine Bates, Southwark Council
- Sandy Morison, Anna Couch and Simon Bayliss, HTA
- Richard Mulderij, Deloitte
- Kelly Harris, NHH

The brief to the workshop included the key aspects for this area within the context of the masterplan:

- A local neighbourhood centre, which provides key public services, but is also the focal point for community activity
- To serve as a draw for people from across Walworth
- A public open space, with a user-friendly, relaxed and welcoming feel, with design of buildings emphasising a feeling of accessibility, transparency, and free-flow between internal and external uses of the space
- Permeability and urban unity: Arriving in the Neighbourhood Centre will provide a visual link to give a sense of arriving at a centre, with strong sight-lines and clear path-finding
- A space which breaks down the dominance of the north-west linearity of existing routes, particularly Thurlow Street, encouraging an east-west link
- High quality standard of design and finishes that will ensure the buildings and public realm retain their impact and are flexible enough to meet the needs of the local community for at least the next 30 years.

Regarding programme, the facilities required for this site were originally set by the AAAP and participant stakeholders were encouraged to input into this brief.



The programme included the following requirements:

### Health Centre

This includes an NHS medical centre and a GP surgery. The two services currently operate separately. In the new provision, it may be that the services continue as separate but neighbouring provisions, or they may be co-located. It is anticipated that 40 car parking spaces will be required for the health facility.

### Early Years

This will be a centre providing Early Years childcare, including paid nursery care for working parents, but will also include part time provision for 2, 3 and 4 year olds (which the council has a statutory duty to secure). This provision would require dedicated external play space.

The Early Years centre will either be managed directly by the council, or an independent provider. However, the council will always want to ensure that the provider would be (a) affordable for local parents; (b) of high quality, (c) providing the part-time free provision; and (d) meeting the needs of vulnerable children and children with special needs.

### Community Space

There will be a community facility which will include: a neighbourhood facility (possibly a library), office space for Creation Trust and a stay and play centre.

### Pharmacy

This is re-provision of the existing pharmacy (Medipharma Ltd) located adjacent will need to be included on Plot 18.

### Retail

A local convenience store would be desirable. An alternative to an anchor tenancy would be a community-based shop of some kind. However, the long-term financial sustainability of such a provision would have to be carefully considered. The council would also wish to see a cash-point as part of this retail provision.

### Café

A named chain cafe would be acceptable. However, it would be preferable to have a cafe that would, over time, open for some evenings.

### Public Space

The public square will be designed to offer an open space of an optimum size, and is complementary to play areas and community gardens provided in the master plan elsewhere. The space should be designed to be able to be used flexibly, and any permanent fixed elements need to be considered carefully.



The workshop included, as part of the brief, a summary of the existing site constraints and of the role of Plot 18 within the overall masterplan. Several typological models were presented as well before participants explored options with foam models.

The outcomes of the workshop included the following general conclusions:

### Use Compatibilities

Each of the facilities proposed offer mutual benefits to the others in terms of

- Service delivery
- Convenience to the end users.

### Key adjacencies

- Health Centre and GP Medical centre within one building envelope
- Early Years could be adjacent to either Health or Community Facilities
- Residential could be located above retail.

### Ground floor priority

- Library
- GP medical centre public areas
- Health Centre public areas
- Retail.

### Proximities

- Pharmacy should be relatively remote from the Health Centre
- Retail facilities to be together.

### Public frontage priority

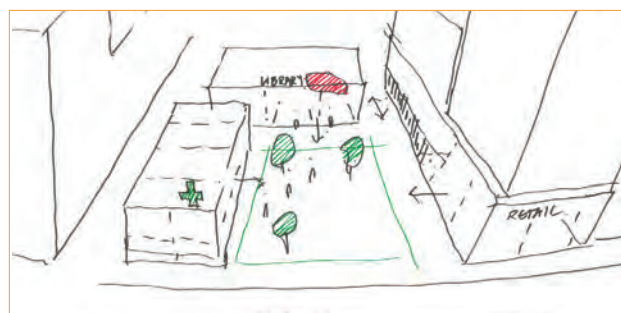
- Library
- Retail
- GP Medical Centre.

### Massing

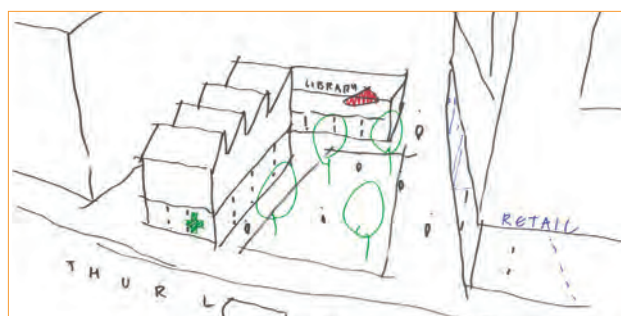
- Buildings to be arranged on either side of public open space
- Buildings to be minimum of 3 storeys
- Residential to be located in tall tower element to the north.

The outcomes of the workshop included the following three options, which were then later developed and tested rigorously by the design team.

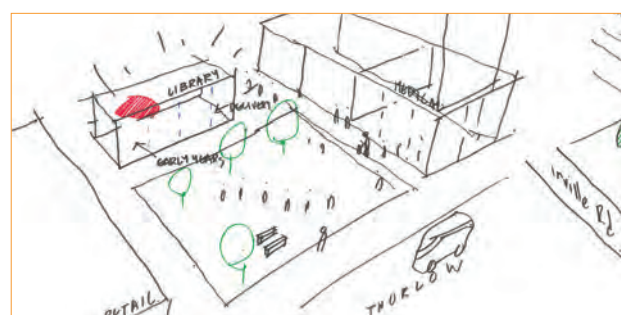
Option 1\_



Option 2\_



Option 3\_



\*\* Note Soundings were not present at the workshops

## 6.5 School Workshops

### Round table discussions with Walworth Academy

Session 1	26.06.14	1.00 – 2.00pm	(4 students)
Session 2	16.07.14	2.15 – 3.15pm	(5 students)

“Aylesbury is always going to be our home, we just want to help other people experience a better version of it.”

The Aylesbury Action Group was set up in response to the death of Academy student and Aylesbury Estate resident Dogan Ismail in 2012. The group has actively worked with the police to improve safety for young people around the school and the estate.

A selection of students took part in the discussion in the company of PC Faraj, the Walworth Academy and Notre Dame School Officer. After a short explanation on the plans for the estate the young people were given an opportunity to give their opinions and ask questions.

The first thing they queried was why the regeneration had not happened already. Having met with MP Harriet Harman last year there had been some improvements to the maintenance of their homes but they felt more needed to be done.

#### Reputation of estate

The media presentation in such as film Shank, Top Boy and the Channel 4 ident present the estate in a very bad light. “People think the Aylesbury is a rubbish hole” but it is home to them. They do feel the estate has gone downhill with new people moving in not taking the same care as before. None of the children wished to live on the estate when they are older but spoke of it with great affection generally.

#### Maintenance of homes

All the students cited problems with pests and rats in and around their homes. People dumping their rubbish anywhere they like. There were also repeated problems with flooding. The condition of the pipes generally was an issue for one student. They also had experience of problems with windows and door repair. The heating control is also seen as a problem – being on/off at inappropriate times.

It was suggested that the council should introduce a check system on repairs, as it was felt not the contractors did not always do the best job.

The students identified a number of problems with anti-social behaviour on the estate: urination in lifts/passageways; writing on windows, halls and graffiti and felt the lack of cameras and accountability added to these problems.

### Current youth provision

One of the young people thought their was nowhere for young people to go other than Burgess Park and the Adventure Playground especially now Taplow Youth Club had closed. They felt the Inspire and 2Inspire activities were limited but enjoyed the XLP bus each Tuesday after school, they also appreciate its links to other opportunities – football scouts, derby trips etc.

One student had been involved in a community garden and hen house behind Art in the Park before the park was redeveloped but unfortunately these were not replaced. Some of them enjoyed going to the arcade near London Bridge.

### Future youth provision

They would like to see more sports facilities such as boxing, go-karting and swimming. They did not feel the BMX club in Burgess Park was open to them as you had to become a member and the focus felt more for Peckham and south of the park.

They all agreed that a several small sheltered areas with benches scattered throughout the estate would be good for teenagers to hang out.

“Knowing there’s an area you can go to that you are not going to knock over little kids”

“Table tennis is good, you just need your own bat and the table is there all the time”

An astro turf sports ground would also be welcomed, as the current surfacing is very unforgiving for football and rugby. It was thought that a more organised football/sports league would encourage more people to use the MUGAs. A small cage for playing football/basketball would also be good.

The wish list also included a longer zip wire than the one in Burgess Park and a campsite where “parents could bring kids like they did when they were younger”.

Some of the young people were very keen to be involved in community projects that would equip them with new skills.

They felt providing more facilities that drew people to the area would be good for the estate generally as people would see it is a good place; they gave the example of Kelly Avenue in Peckham.



**Vision for future of the estate**

“Somewhere to feel proud of, now there’s nothing”

“Somewhere you could go back to and say this used to be where I loved and – WOW”

“A new version of it – change in a positive way”

The students felt it is all very grey at present and needs colour. They were positive about the L&Q development. They feel the Aylesbury has always looked different and should continue to do so but would favour smaller homes rather than one big estate.

**Identity**

None of the young people wished to change the name of the estate. They all agreed that the title ‘estate’ could go but they felt all their memories are put into the name Aylesbury and ‘if that goes they’re just underground / will have vanished’ PC Faraj felt a change of name would be a good idea.

**Public Areas**

Grass areas/places for dogs are important.

If parks were well lit they could remain open in the evenings, they are often used as short cuts for people that live around them.

There is a greater need for road works/potholes etc. to be better signposted and warnings should be given in advance.

Works should also be completed and not left unfinished.

It was felt that currently there are not any landmarks within the estate and that is was easy to get lost.

**Community Centre**

One young person who currently lives above Thurlow Lodge identified many problems with the late night social functions held there – drug taking, excessive drinking, fights, noise etc. This often spills out to the green area in front of the centre. They thought it best if the new community centre was built away from houses.

“You need places for the elderly”

The bingo on Tuesdays in Thurlow Lodge was seen as a good activity for older people.

**Housing Association ‘v’ Council Housing**

The young people felt the change to a housing association was promising as they feel they have been let down by the council. They gave examples of lack of repairs and lack of notice or repairs only happening when multiple homes brought the problem to the council’s attention. It was also felt that some blocks received better service from the council than others, depending on who shouts loudest.

They acknowledged that the management of the new buildings would be key and just hoped that the estate would

‘never be let go down to the stage it was again’

They thought the living room and kitchens in the current homes were good but that the bedrooms were small.

**Safety and security**

There is no security at present; as a result there are a lot of homeless people in the blocks and drug dealing in stairwells. Currently some of the floors do not have lights, which makes them feel unsafe particularly if the lifts are broken and you have to walk through. Generally the young people feel safe on the estate. They have helped set up safe houses in the estate that young people can seek refuge should they need it. Recent fraudulent scams were of concern to one student whose family had experience of it, it was felt homes on the estate in particular were targeted.

**Fire safety**

There was concern that residents on the higher floors were at risk in the event of a fire given the large distance between stairwells. One student spoke of a quite severe fire that happened recently several floors below her that they were not alerted of.



Current estate



Previous Youth Project  
Funded by New Deals for Communities



## Workshop with English Martyrs Primary School

### Session 1: 14 July 2014

Class 1: 10.00 – 11.00am / Class 2: 11.15am – 12.15pm

### Session 2: 22 July 2014

Class 1: 10.00 – 11.00am / Class 2: 11.15am – 12.30pm

Two classes of 30 Year 5 students aged between 9-11 years old were involved in the workshops over two sessions.

The first session began with an introduction to the Aylesbury Estate, the regeneration and landscape design and asked the pupils how they currently used the parks in the area.

The discussion opened up to how other people use open spaces and each pupil was given a character sheet to fill out. Once each pupil had given a name, age, household, favourite food and description of how they would use a park to their character, each table of six pupils worked as a group to assign activities and uses to the characters. The pupils selected from a list provided by the landscape architects, supplemented with activities drawn by the pupils.

Through the workshop the pupils gained a greater understanding of landscape design, the different needs of different demographics and the need to consider this in park design.

In the second session a member of the landscape design team from HTA joined the Sounding's team. The designer explained her role on the project and assigned the pupils their brief. Each table received an A1 board with the boundary of one of the planned parks, streets and surrounding buildings marked on it. Importantly it also gave the pupils a real site constraint in that three existing trees would be retained and designed around.

The pupils were given fake grass, precedent images of objects they identified in the previous week's exercise, match sticks, clay, and drawing materials and were asked to create a park in 3-D with the needs of their characters in mind.

The facilitators worked with the pupils and assisted with the creation of objects and constructions.



Images from Session 2  
English Martyrs School





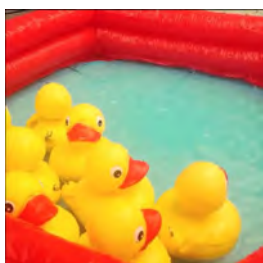
Setting up at St Peter's Party in the Park

## 6.6 Outreach

### Party in the Park

On Saturday 12th July, members of the NHH and Soundings teams manned a stall at the annual St Peter's Party in the Park in Faraday Gardens. Alongside the portable information from the June Exhibition the event included traditional fete games such as 'hook a duck' to appeal to the many children at the event.

Young people were asked a question that corresponded to the number on the bottom of their hooked duck. These included - What do you like to do in a park?, Where you shop?, What would you put in your perfect outdoor space? The main places the children shopped included Tesco and Lidl on Old Kent Road, Iceland on Walworth Road and East Street Market. By far the most popular item to put in a park/play area would be a swing.







Nottingham Housing





# Stage Four: Final Masterplan

- 7.1. August Exhibition
- 7.2. Architects' Presentation



## 7.1. August Exhibition

### Introduction

The final masterplan was presented through a drop-in exhibition and architect's presentation with a Q&A session.

### Dates, locations and times

#### Thurlow Lodge

Wednesday 13th August, 12pm – 8pm

Thursday 14th August, 11am – 5pm

#### Southwark Resource Centre

Saturday 30th August, 11am – 4pm

Architect's Presentation, August 30th, 12pm-1pm

### Visitor numbers

Total number of visitors:	97
Exhibition 13 August:	26
Exhibition 14 August:	17
Exhibition 30 August:	38
Presentation 30 August:	18

### Exhibition content

The purpose of this exhibition was to give visitors a sense of the plans that were being prepared for submission for the planning application in September 2014. Panels on the Vision Principles, response to the AAAP and key facts on the regeneration were exhibited by way of context for new visitors; the remaining boards were grouped into information on the masterplan and boards on the First Development Site (FDS). The masterplan boards covered public open spaces; green streets and links: landscape strategy, play; safer cycling, traffic calming, building typologies, non-residential uses; and the character neighbourhoods.

The FDS was presented in greater detail with tenure mix; building height, materials and layouts presented for each block and landscape strategy illustrated with precedent images. Floor plans and dimensions of current one, two and three bedroom homes were compared to the proposed new homes. People were given a realistic impression of the new buildings and outdoor spaces through the use of computer generated images (CGIs) and scale models.



Alongside the information panels there were two interactive boards to encourage residents and local people to feed into the identity of the project going forward. The first board presented the selection to date from the numerous suggestions and workshops on the Process Identity. Visitors were asked to identify their favourite from the the following list of names:

- The New Aylesbury
- The Aylesbury London
- Aylesbury Now
- Walworth Town
- Walworth Now

This question was also asked in the Feedback Form. The second board launched a design challenge. There are several design features in the masterplan that require creative and original patternation. Instead of simply using a standard pattern for these spaces and features the design team instead want local input and images to inspire these designs. Using the technology of photograph application Instagram, visitors were invited to record elements of the current estate that they want celebrated/remembered with the hashtag 'ouraylesbury', these images will be collated by the design team to create the basis of the 'Aylesbury' design language that will be rolled out on many features throughout the regenerated estate. This project responds to many consultees' requests to commemorate the current buildings and surroundings in the new development. This will be an ongoing project with the community.

Literature on NHH and new local NHH developments were available for visitors to take home as was an information sheet compiled by Soundings under guidance from Southwark Council on the planning application process and how the public can make representations on the application. Members of the team were on hand to answer any specific questions.

## **Feedback**

Visitors were able to leave feedback in a number of ways - through feedback forms, quick comments cards and on the interactive boards. In total 33 feedback forms and 7 quick comments cards were filled out.

### **Quick comments cards**

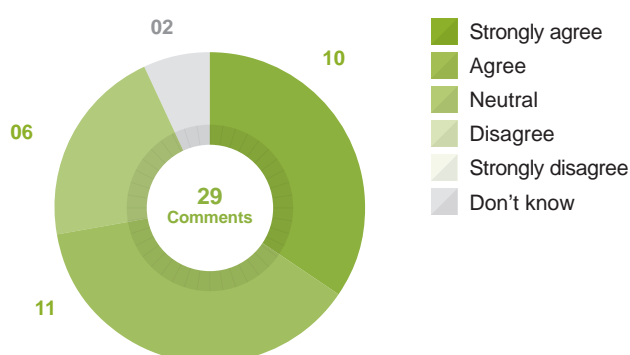
The quick comments cards were used by attendees to leave comments at the architect's presentation. As a large proportion of the attendees at this event were from cycling organisations such as 'Stop Killing Cyclists' and 'Southwark Cyclists' all of these cards request segregation for cyclists on Albany Road and Thurlow Street. Comments also referred to the finish of the buildings, the inclusion of bat and swift boxes and solar panels on the new buildings and road junction treatments.

Many people also filled out a feedback form but as their area of interest was so specific they left many questions unanswered or selected don't know. The analysis of the feedback forms can be found on the following pages.

## Feedback Form findings

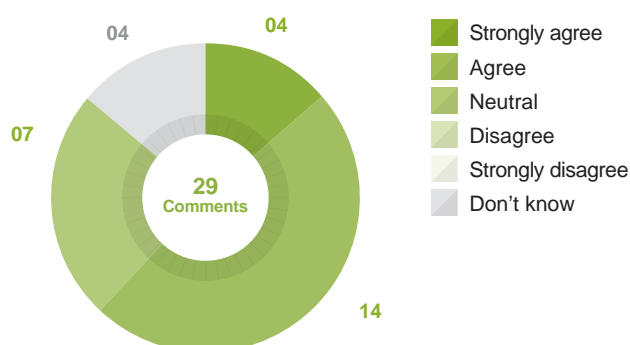
**01 | Five vision principles have guided the design of the masterplan: homes for all; re-connecting the area to Walworth; a series of neighbourhoods; a network of open spaces and sustainability. Do you agree with the principles guiding the masterplan?**

There was general support for the vision principles in particular knitting the estate back into the area and a series of neighbourhoods. Energy saving and community were also noted by one respondent.



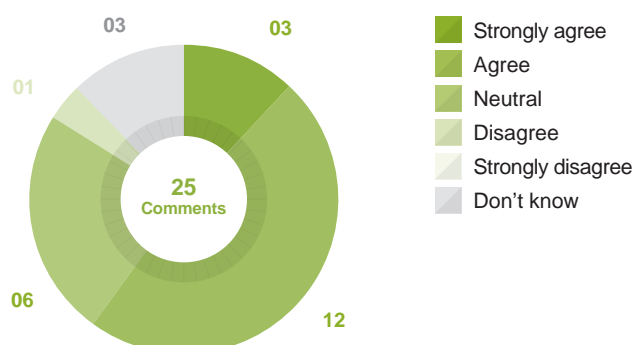
**02 | The Aylesbury Area Action Plan (AAP) provides a blueprint for the regeneration of the Aylesbury Estate to deliver new high quality homes, schools, roads, parks and open spaces. Using the Area Action Plan as a foundation, the design team has developed the masterplan from this. Do you agree that the architects have responded well to the 2010 AAP?**

There were no negative responses to this question. The majority of people either supported or strongly agreed that the architects had responded well to the AAP, one person queried the lack of youth provision in the south west corner.



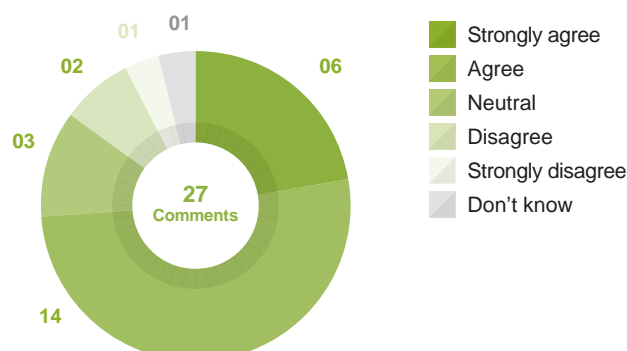
**03 | The masterplan has evolved over the past few months of consultation, do you support the plans?**

Again there were no negative responses to this question one respondent welcomed the reduction in height of the building on Bradenham Close. Quite a few respondents gave a neutral reply to the query and three people answered 'Don't know' this may be because quite a few people that attended the exhibition had not attended any of the previous events and may have felt unable to answer about the evolution of the masterplan. One person noted that this would only be determined through quantitative statistics and qualitative analysis.



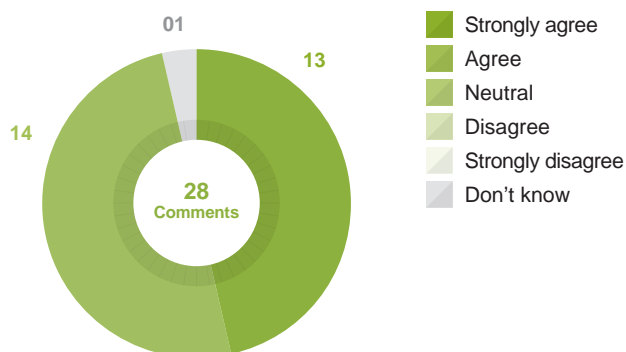
**04 | The proposal is aiming to produce a varied skyline and streetscape to help make it feel like a part of the city that has grown over time. Do you support this general vision?**

The majority of responses were in favour of this approach believing the plans reflected the area's diversity of buildings. Those that were not in favour of these proposals were concerned that there would be too many high rise blocks in Walworth and a neutral respondent wanted to ensure that the new buildings did not overbear the original 1900s terraces. There was a call for a variety of façades on Thurlow Street to stop it being monolithic.



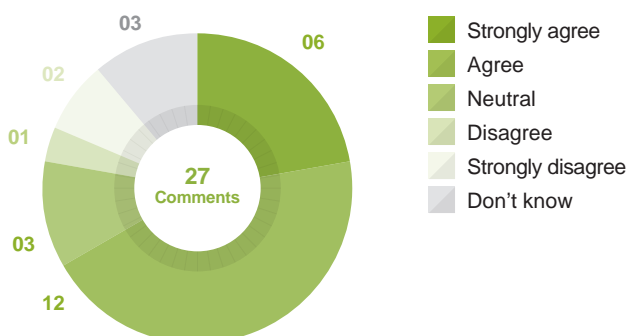
**05 | The development proposes a range of different public open spaces e.g. pocket parks, play spaces, multi-use games areas (MUGAs), green streets and links, youth spaces and civic spaces. Do you agree with this general approach?**

The range of public open spaces was supported by the majority of people who strongly agreed or agreed with the proposed approach.



**06 | We asked people what new pedestrian connections they would like to see and have used this information to help shape the masterplan. Do you agree with the proposed new connections north-south and east-west for pedestrians, cyclists and motorists?**

Generally there was support for the proposed routes and people welcomed the extra east-west connections. One person suggested the need for a tramline or extra bus route for safety and getting people from north and south of the estate. Those who strongly opposed the proposed plans were most concerned with cyclist's safety and requested segregated cycle lanes on Albany Road and Thurlow Street.

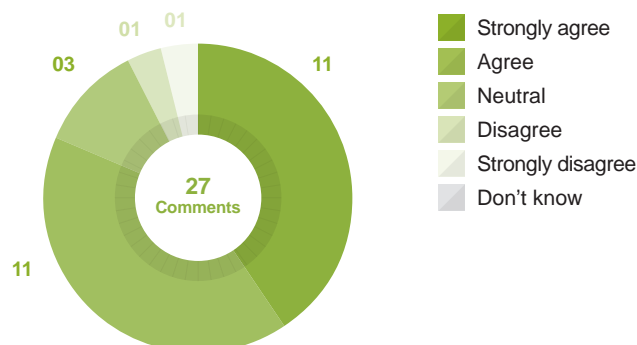


**07 | We have shown the proposed locations of the various retail, employment and community opportunities. Tell us what sort of uses you would like to see in these facilities in the future.**

Newsagents, cafés, a pub, bakery and small retail were seen as good additions to the area. A library or community facilities that would bring people together was considered important. Affordable work space for start ups was another suggestion. A gym with squash court would also be welcomed. One person noted that with Walworth Road there was no need for a high street but some shops would be good. Another person thought it would be a good idea to make the area an attraction with an exhibition space or boutique market stalls.

**08 | The First Development Site will deliver a mix of tenures and a range of homes across the site, including specially adapted extra care housing. Do you agree with this approach?**

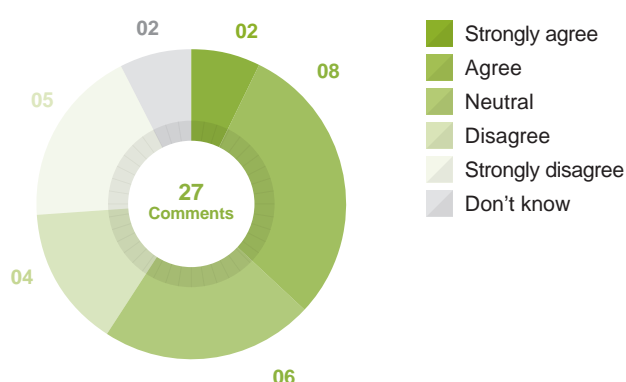
The majority of responses were in favour of this approach. It was felt the extra care housing provision was a good idea and that many different needs were being catered for. Those that were not in favour believed not enough social housing was being provided.





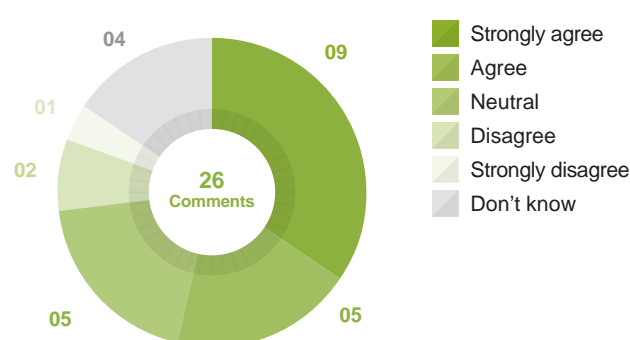
**09 | The strategy has been to put tall buildings (6-20 storeys) along the park edge with lower buildings (3 to 10 storeys) behind. Do you agree with this approach?**

People living in neighbouring areas were particularly supportive of the plans to link the estate more sympathetically into their streets and to make the approach to the estate less foreboding. One response felt the position of the towers would act as wind protection off the park and would mean the estate blended in better to the north. There was concern from several attendees that the buildings on the park edge would over shadow and impact too much on Burgess Park.



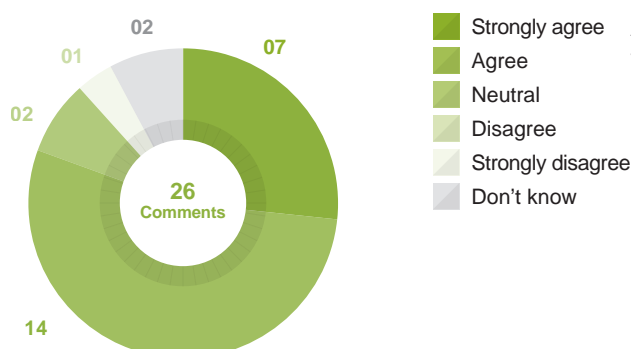
**11 | The exhibition presents an indication of how the various buildings will look. Do you think that the appearance and proposed materials will enhance the look of the area?**

Quite a few respondents were of the opinion that “anything would be an improvement”. The choice of brick was welcomed as it was felt this reflected the history of the area. There was concern that not enough variation was being included to ensure the buildings did not look repetitive. One respondent thought the tallest building was too tall and there was a request for larger balconies in the private homes.



**10 | A series of different areas with different characteristics has been proposed. Do you believe this will help to create a traditional mixed London neighbourhood?**

This approach was broadly welcomed, one person commented that social and economic factors need to be considered alongside the design. Those that disagreed had concerns that people were being priced out of the current neighbourhoods.



**12 | At previous consultation events we have asked local people and stakeholders their vision for the regeneration's new identity. This has resulted in a shortlist of 5 potential names. Please rank these suggestions in order of preference. Feel free to add your own suggestion also.**

When all the top three response were weighted The Aylesbury London scored highest although there was also great affinity to the name Walworth.

Other suggestions included Burgess Green, New Aylesbury Estate, Walworth Common and Walworth Village although this is the name of the Conservation Area near the estate.

**13 | The project will offer many opportunities for local employment. What jobs do you think would best meet local demands?**

- There are opportunities for construction and administration jobs through the regeneration but it was felt there is a need for jobs such as local liaison officers, extra care workers, childcare and support staff.
- The need to consider jobs for the long-term unemployed and those with disabilities was highlighted by one person.
- Several respondents thought spaces for artists and small businesses, start ups and cottage industries would work well.
- The merits of apprenticeships for young people was highlighted in one response.
- It was suggested that tourism and entertainment could also be avenues for employment like at the Southbank.

**14 | During the regeneration process we hope to run many community projects and make best use of the cleared land that will be available before new housing is built. Which of these ideas do you like? Tick your top 3.**

—Community gardening projects	19
—Local business and enterprise	17
—Employment and training initiatives	14
—Art projects	13
—Local history projects	13
—Youth projects	13
—Sports activities	10
—Other	04

Other suggestions included activities for older people, sustainability projects, car boot sales/charity events and fun fairs.

**15 | Do you have any further comments or ideas for the regeneration?**

- There was a request to use best practice and to learn from past mistakes.
- Suggestions included involving children, local groups and TRAs in the consultation process.
- There was concern about the quality of the builds and a request to ensure satellite dishes were not mounted to the façades of buildings.
- One response had concern about the view from the park and height of the taller buildings.
- There is concern that the council are ‘selling off’ Southwark” and that it will lose its unique identity.
- The need to positively create a community.
- Two responses requested segregated cycle lanes to improve cycle safety in the area.
- One person suggested having roof gardens half way up the blocks to benefit from the shelter of the building.
- The need for increased public transport provision was queried by two people.

**16 | On a scale of 1 – 5, how informative did you find this exhibition? With 1 being not informative at all and 5 being very informative**

The average response was 4. People were generally happy with the level of detail presented at the exhibition and were appreciative of the staff talking them through the boards. Unfortunately those who found it less informative did not leave comments as to how it could have been improved for them.

**Summary**

The purpose of this exhibition was to give visitors a sense of the plans that were being prepared for the planning application in September 2014. On the whole, people were supportive of the plans. The areas of most concern were the buildings along the park edge and the pedestrian and cycling links.

People appear to be very interested in the potential for community projects, with community garden projects being the most supported. ‘Employment and training’ and ‘local business and enterprise’ are also very important to people.

## 7.2. Architects' Presentation

### Location, dates, attendance

#### **Southwark Resource Centre**

Saturday 30 August, 2014, 12-1pm

Attendance: 18 people

### Overview

The exhibition at the Southwark Resource Centre was spread between the forecourt and the indoor event space.

The panels pertaining to the masterplan were displayed outside with the details on the First Development Site exhibited inside alongside the model.

A relaxed approach was taken for the presentation. Architects HTA, mæ and Hawkins\Brown guided people through the exhibition boards and explained the design thinking behind the proposed plans. People asked questions prompted by the information presented. Topics included:

#### **School capacity**

There was concern that the increase in numbers would put pressure on local schools but it was explained that Southwark Council would monitor this to ensure there were sufficient places available. It was acknowledged that part of the development contributions made through the planning agreement will be allocated to education.

#### **Location and numbers of affordable homes**

There was concern that there would be no accommodation equivalent to the Council's social rent. There was also concern that social housing would be excluded from the park edge. It was confirmed that homes of mixed of tenure will be located along the park edge including target rent.

### **Cycling**

Given that a large proportion of the attendees were from cycling organisations, cycle routes and cycling safety was a much debated topic. Those present felt the regeneration of the Aylesbury affords the opportunity to make considerable changes to the street layouts in the area. In particular they wish to see segregated cycle lanes on Thurlow Street and Albany Road. As many of the estate residents were becoming frustrated at the prominence cycling was getting at the presentation it was agreed that the design team and NHH would sit down with those present to discuss the street design strategy for the masterplan in greater detail after the presentation.

### **Park Edge**

There were a number of members of Friends of Burgess Park present also and their primary concern was the buildings on the park edge. They are concerned that positioning the tallest buildings along the park will detract from the experience in the park.

### **Sustainability**

The vision principle of sustainability was questioned - how the homes would be heated and where the resources would be sourced. HTA explained that there will be a communal heating system including CHP but future proofing has been designed into the plans. All the homes were targeting Sustainable Homes Code 4.

The carbon offset activities and use of renewable materials to be used in the construction were queried by another person. The team were aware that they were looking to attain the industry standard of 35% reduction in carbon and that further information on this information will form part of the Environmental Statement planning document.



**Architects' presentation**  
Southwark Resource Centre



### **Tree replacement**

It was noted by one attendee that the right trees are like “meadows in the sky” and that careful consideration should be taken in what trees to plant on the estate.

### **Non-residential use**

People noted the success of The Pullens off Walworth Road. There was a query as to the nature of the proposed non-residential provision on the estate. It was suggested that some of the smaller units on the masterplan could be made available for independent retailers/crafts people.

There was concern that betting or slot machine shops would take the place of these tenants, if they were unsuccessful. NHH gave assurances that they will own and manage the commercial lettings and will apply an appropriate letting policy.

All agreed it was important not to lose the commercial activity on and near the estate.

Some attendees felt the team should consider putting retail such as a corner shop/café on Albany Road.

### **Parking**

The planned parking provision on the estate was of interest to several people. HTA explained that they were working to Council standards but there was a possibility that parking spaces going forward could be reduced if they are not needed. There was flexibility to reduce on street parking.

### **Mobile phone mast**

It was noted that there is a mobile phone mast currently located on one of the existing buildings on the first development site but there are no current plans to locate such masts on any of the proposed new buildings.

### **Summary of Stage Four events**

Overall the plans were well received by visitors to the exhibition and presentation. The Vision Principles was strongly supported as is the open space strategy. The height of the buildings on the park edge were of concern to some respondents. Those who did not support the pedestrian and cycle strategy felt the plans did not promote cycling safety sufficiently as the plans do not include segregated cycle lanes. The responses to questions such as non-residential uses and community projects demonstrate that people are beginning to visualise and consider their life in the regenerated neighbourhood.



**Architect's presentation**  
Southwark Resource Centre





**Pop-Up Event**  
East Street Market



# Going Forward

- 8.1. Next steps
- 8.2. Thanks

## 8.1. Next steps

- Continue to consult and engage the local community throughout the regeneration and Reserved Matters Applications
- Encourage participation in the regeneration programme, recognising that different phases will have different priorities and expectations
- Launch a dedicated regeneration website
- Continue to update the local community on the regeneration process through the established email database, project web presence, newsletters and bulletins etc.
- Work with existing groups and those identified through the consultation, to establish a variety of theme groups to explore specific areas of design and delivery throughout the regeneration (e.g. local identity)
- Establish a publicly accessible local base for the project and ongoing consultation
- Continue dialogue with the community on the development of a interim use/transition masterplan strategy as well as a commercial uses strategy. Use interim uses to involve local people and contribute to re-vitalisation
- Develop a clear policy for local community groups to submit requests for funding
- Continue working with schools and young people to involve pupils in the process of change
- Give residents a meaningful and active role in the strategic and detailed design processes
- Continue and build on the consultation done to date
- Be clear what can and cannot be influenced through consultation and why
- Target young people, using creative ideas to engage and benefit educationally from the regeneration
- Provide feedback through a variety of means and media to keep residents and the local communities informed and valued in the process, by showing how their ideas have helped shape the neighbourhood
- Work in partnership with the Creation Trust and other local community organisations to deliver involvement activity
- Take a partnership approach to involvement with the council's team
- Continue giving residents the opportunity to record the history of the area and their memories of the estate
- Encourage inter-generational dialogue
- Continue the level of consultation so far for each planning application (incl. reserved matters applications)
- Deliver a creative and varied process to avoid consultation fatigue, linking to wider community projects and interim uses
- Build the capacity of the local community to engage in positive dialogue around planning, design and regeneration.

## 8.2. Thanks

The development team and Soundings would like to thank the hundreds of people who visited an exhibition, attended a workshop or meeting or provided feedback by phone, email or online.

We welcome your continued input throughout the regeneration process and hope you will continue to be involved in consultation and forthcoming community projects.



**May exhibition**  
2Inspire forecourt

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# Appendix

- 
- 9.1. Communication
  - 9.2. Exhibition Boards
  - 9.3. Consultation Material
  - 9.4. Individual 1-2-1s summaries



## 9.1 Communication

# THE AYLESBURY ESTATE IS CHANGING.



Notting Hill Housing invite you to the  
first in a series of public consultation events  
that will inform the transformation of the Aylesbury Estate.

## DROP-IN EXHIBITION & IDEAS WORKSHOPS

A chance to meet the team, view initial designs and plans for the area and give your feedback. Alongside the exhibition, there will be opportunities to explore different aspects of the estate regeneration, starting with workshops on local identity.

THURSDAY 15 <sup>TH</sup> MAY 2014	FRIDAY 16 <sup>TH</sup> MAY 2014	SATURDAY 17 <sup>TH</sup> MAY 2014
<b>EXHIBITION</b> 12.00PM - 8.00PM <b>WORKSHOP</b> 6.15PM - 8.30PM	<b>EXHIBITION</b> 10.00AM - 5.00PM	<b>EXHIBITION</b> 10.00AM - 5.00PM <b>WORKSHOP</b> 10.45AM - 1.00PM
THURLOW LODGE COMMUNITY CENTRE, THURLOW STREET, SE17 2US		2INSPIRE, 1A WENDOVER, THURLOW STREET, SE17 2UD

To find out more about the consultation events or book your place on a workshop, please contact us by phone 020 8357 4890 or email aylesbury@nhhg.org.uk

# THE AYLESBURY ESTATE IS CHANGING.



Notting Hill Housing (NHH) are delighted to have been selected as Southwark's development partner for the Aylesbury Estate regeneration. NHH and Southwark Council will be working together over the coming years to transform the estate.

**The regeneration is due to be completed by 2034.**

It has been great to meet so many local people at the events we have organised so far, and hear what you think about the estate now and your hopes for the future.



There are more opportunities to help shape the regeneration coming up in June and we hope you can come along to give your views on the proposals to date.

## DROP IN AND JOIN THE CONVERSATION

FOOD AND SOFT DRINKS AVAILABLE | COLOURING COMPETITION WITH PRIZES

THURSDAY 19 <sup>TH</sup> JUNE 2014	FRIDAY 20 <sup>TH</sup> JUNE 2014	SATURDAY 21 <sup>ST</sup> JUNE 2014
12.00PM - 6.00PM	10.00AM - 5.00PM	10.00AM - 5.00PM
THURLOW LODGE, THURLOW STREET, SE17 2US	2INSPIRE, 1A WENDOVER, THURLOW STREET, SE17 2UD	SOUTHWARK RESOURCE CENTRE, 10 BRADENHAM CLOSE, SE17 2DB

[WWW.NOTTINGHILLHOUSING.ORG.UK/AYLESBURYESTATE](http://WWW.NOTTINGHILLHOUSING.ORG.UK/AYLESBURYESTATE)

# IT'S YOUR AYLESBURY, HELP SHAPE THE FUTURE.



Notting Hill Housing (NHH) are delighted to have been selected as Southwark's development partner for the Aylesbury Estate regeneration. NHH and Southwark Council will be working together over the coming years to transform the estate.

We really want to get your feedback on the plans that are going in for planning permission this September and your ideas for the wider masterplan. We hope you can come along to give your views on the proposals. It's been great to meet so many local people at the events we have held so far, and hear what you think about the area now and your hopes for the future. Below is some feedback from events so far:



## COME AND JOIN THE CONVERSATION

ALL EVENTS ARE FREE AND OPEN TO ALL.  
FOOD, SOFT DRINKS AND CHILDREN'S ACTIVITIES WILL BE PROVIDED.

WEDNESDAY 13 <sup>TH</sup> AUGUST 2014	THURSDAY 14 <sup>TH</sup> AUGUST 2014	SATURDAY 30 <sup>TH</sup> AUGUST 2014
12PM - 8PM	11AM - 5PM	11AM - 4PM
THURLOW LODGE, 1 THURLOW STREET, SE17 2US	THURLOW LODGE, 1 THURLOW STREET, SE17 2US	SOUTHWARK RESOURCE CENTRE, 10 BRADENHAM CLOSE, SE17 2DB

[WWW.NOTTINGHILLHOUSING.ORG.UK/AYLESBURYESTATE](http://WWW.NOTTINGHILLHOUSING.ORG.UK/AYLESBURYESTATE)

## 9.1 Communication

# THE AYLESBURY ESTATE IS CHANGING.

Notting Hill Housing (NHH) are delighted to have been selected as Southwark's development partner for the Aylesbury Estate regeneration. NHH and Southwark Council will be working together over the coming years to transform the estate.

**The regeneration is due to be completed by 2034.**

## GREEN SPACE WALK & TALK

PLEASE JOIN US FOR A WALK THROUGH THE GREEN SPACES ON THE AYLESBURY ESTATE AND SURROUNDING AREA

**THURSDAY 12<sup>TH</sup> JUNE 2014**

6.00PM-8.00PM

**SATURDAY 14<sup>TH</sup> JUNE 2014**

10.30AM-12.30PM

We want to hear what you like and don't like about these spaces so Notting Hill Housing and the architects can create new open spaces that work for you as the Aylesbury is regenerated.

Meet by the outdoor gym on Beaconsfield Road. The walk will take about 1 hour and we'll finish with a chat over food and drink at the café at Inspire, St Peter's Crypt.

**This is a free event and open to all.**

**Places are limited so please call 020 8357 4890 or email [aylesbury@nhhg.org.uk](mailto:aylesbury@nhhg.org.uk) to book your place.**



**[WWW.NOTTINGHILLHOUSING.ORG.UK/AYLESBURYESTATE](http://WWW.NOTTINGHILLHOUSING.ORG.UK/AYLESBURYESTATE)**

# THE AYLESBURY ESTATE IS CHANGING.



## EVOLVING MASTERPLAN EXHIBITION

Please drop in to this exhibition to see the latest designs for the masterplan and the detailed designs for the First Development Site. You can see how the designs have evolved in response to residents and stakeholder comments and give your feedback on the proposals.

**THURSDAY  
19<sup>TH</sup> JUNE 2014**

12.00PM - 7.30PM

THURLOW LODGE,  
THURLOW STREET, SE17 2US

**FRIDAY  
20<sup>TH</sup> JUNE 2014**

10.00AM - 5.00PM

THURLOW LODGE,  
THURLOW STREET, SE17 2US

**SATURDAY  
21<sup>ST</sup> JUNE 2014**

10.00AM - 5.00PM

SOUTHWARK RESOURCE CENTRE,  
10 BRADENHAM CLOSE, SE17 2DB

## PRESENTATION FROM THE ARCHITECTS

**THURSDAY 19<sup>TH</sup> JUNE 2014**

6.15PM - 7.30PM

THURLOW LODGE, THURLOW STREET, SE17 2US

Come and see our design team's short presentation on the vision behind the masterplan and the current designs for the First Development Site. You'll get the chance to ask questions and give feedback on the design proposals. Food and soft drinks will be provided.

## GREEN SPACE WORKSHOP

**SATURDAY 21<sup>ST</sup> JUNE 2014**

10.45AM - 1.00PM

SOUTHWARK RESOURCE CENTRE, 10 BRADENHAM CLOSE, SE17 2DB

Join this workshop and help us to create the green and open spaces that you would like to see here in the future. Food and soft drinks will be provided.

**Places are limited so please call 020 8357 4890 or email [aylesbury@nhhg.org.uk](mailto:aylesbury@nhhg.org.uk) to book your place.**

**[www.nottinghillhousing.org.uk/aylesburyestate](http://www.nottinghillhousing.org.uk/aylesburyestate)**

ON 28 JANUARY 2014,  
SOUTHWARK COUNCIL CHOSE  
NOTTING HILL HOUSING TRUST  
AS ITS PREFERRED DEVELOPER  
PARTNER FOR THE  
REGENERATION OF  
THE AYLESBURY ESTATE



The people here today are all part of the Notting Hill Housing team who will be working with you, the Council and the Creation Trust to create a new neighbourhood with beautiful open spaces and comfortable homes for you to live in.

Today is the start of a conversation with you.

It's an opportunity for you to meet us, find out about our approach and to understand how you can get involved and influence the future of your estate.

**WE LOOK FORWARD TO  
TALKING TO YOU**





## 9.2. Exhibition Boards - March Exhibition

### NOTTING HILL HOUSING



#### OUR GOAL IS TO ENSURE THAT OUR RESIDENTS LOVE WHERE THEY LIVE!

**ABOUT US**  
Nottingham Housing is a passionate and progressive organisation, providing a wide range of services to all kinds of residents from families to first time buyers.

**WHAT TYPE?**  
We design homes to meet residents' needs throughout their lifetime, providing a range of accommodation and services to meet their needs.

**WHERE?**  
We work in 35 localities throughout Nottingham.

**HOW MANY?**  
We have over 10,000 homes across Nottingham.

**Our Shared Housing Scheme**  
Our Shared Housing Scheme is a unique way of living. It allows residents to live in a shared house with other residents, providing a range of services and support to help them live independently.

**Our Shared Housing Scheme**  
Our Shared Housing Scheme is a unique way of living. It allows residents to live in a shared house with other residents, providing a range of services and support to help them live independently.

#### SUSTAINABLE COMMUNITIES

Providing residents with a healthy home is a great step towards a sustainable future. We have a number of initiatives in place to help us achieve this:

- Energy efficient homes
- Sustainable and healthy communities
- Green spaces and parks

#### DESIGN & QUALITY

Our aim is to provide good quality, healthy homes that are good, feel comfortable to live in and are easy on the eye. We have a number of initiatives in place to help us achieve this:

- Quality and safety
- Design and build
- Cost and value
- Quality and safety
- Design and build
- Cost and value

### NOTTING HILL HOUSING



#### INVOLVING RESIDENTS IN REGENERATION

We are committed to resident and community engagement. It is an ongoing commitment to which residents can:

- Share their views and opinions on the design of new homes
- Have a say in what the public spaces around their homes will look like
- Talk to us about what sort of home they want and get help to get it
- Tell us how they feel about the way we are working and what we can do to improve it
- Share the things that matter about the home they will live in - the things that make it a home

#### WHAT IT'S LIKE BEING A NOTTING HILL HOUSING TENANT

Nottingham Housing provides a range of services to help tenants live independently. We have a number of initiatives in place to help us achieve this:

- Energy efficient homes
- Sustainable and healthy communities
- Green spaces and parks

#### TRAINING AND LOCAL JOBS

We are committed to providing training and employment opportunities for local residents. We have a number of initiatives in place to help us achieve this:

- Training and employment opportunities
- Sustainable and healthy communities
- Green spaces and parks

### AREA WIDE MASTERPLAN



**NEW LOCAL CENTRE**  
A new local centre, retail, community facilities and public open space. The heart of the neighbourhood.

**NEIGHBOURHOOD PARKS**  
New neighbourhood parks with playing fields, public open space and outdoor sports.

**WESTMORELAND SQUARE**  
A new public square, a new public square.

**GREEN LINKS**  
A new green link, a new green link.

**THURLOW STREET**  
A new street through the neighbourhood, a new street through the neighbourhood.

**POCKET PARKS**  
Local parks with green space for play and recreation.

**NEW SMALL BUSINESS SPACE**  
Employment and retail spaces for small businesses.

**COMMUNITY SPACE**  
A new community space, a new community space.

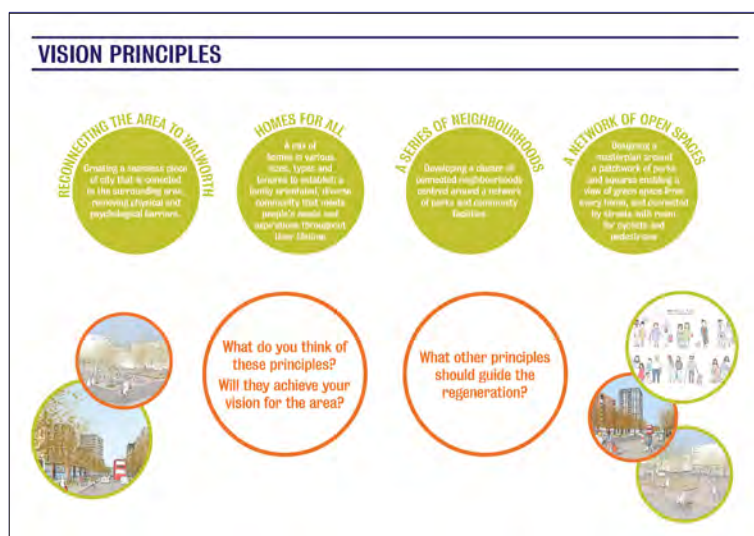
**ALBANY ROAD**  
A new road through the neighbourhood, a new road through the neighbourhood.

**GREEN LINKS**  
A new green link, a new green link.

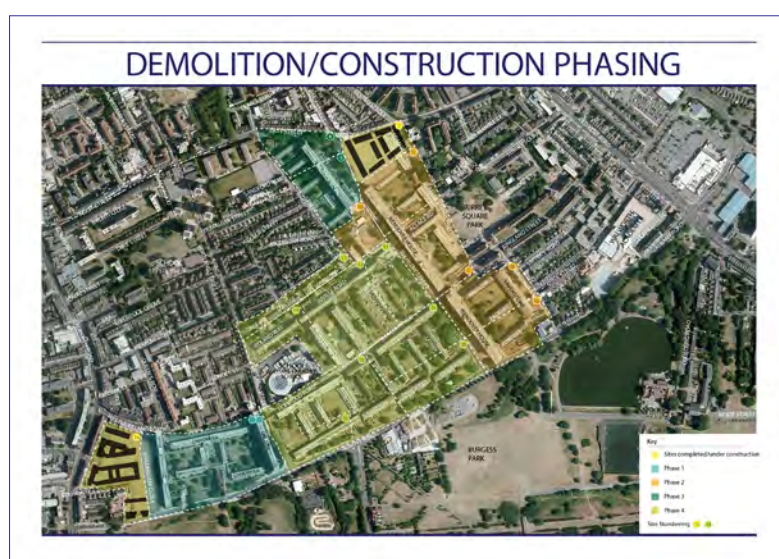
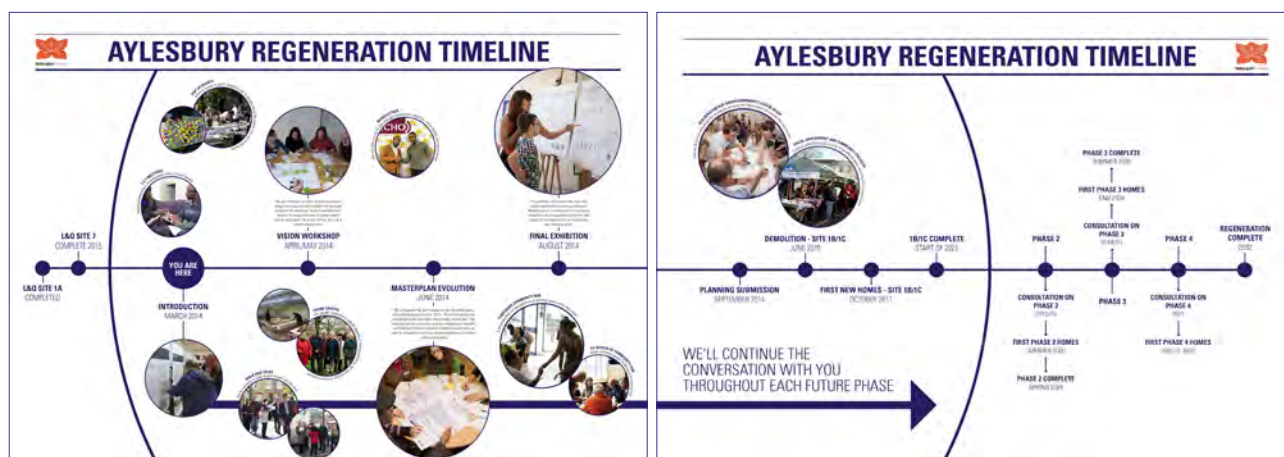
**WE WANT TO DEVELOP A MASTERPLAN THAT BRINGS THE ASPIRATIONS OF THE AAP TO LIFE**



## 9.2. Exhibition Boards - March Exhibition



## 9.2. Exhibition Boards - March Exhibition





## 9.2. Exhibition Boards - May Exhibition

### THE VISION PRINCIPLES BEHIND THE MASTERPLAN

**RECONNECTING THE AREA TO WALTHAM FOREST**  
Creating a seamless piece of city that is connected to the surrounding area, removing physical and psychological barriers.

**HOMES FOR ALL**  
A mix of homes of various sizes, types and tenures to establish a family-orientated, diverse community that meets people's needs and aspirations throughout their lifetime.

**A SERIES OF NEIGHBOURHOODS**  
Developing a cluster of connected neighbourhoods centred around a network of parks and community facilities.

**A NETWORK OF OPEN SPACES**  
Designing a masterplan around a patchwork of parks and squares. Enabling a view of green space from every home, connected by streets with room for cyclists and pedestrians.

**WHAT IS IMPORTANT TO YOU?**

The Vision Principles are the overarching ideas which will guide the regeneration of the area. Tell us what you think about these principles on the next board.

We believe that the Aylesbury estate is an area of extraordinary potential – a great location, with a strong community. We can help transform the existing estate into a great new place with a genuinely bright future.

That future is about creating a part of London that is connected to the surrounding city, with beautiful open spaces and comfortable homes. It is about creating a place that everyone, from every background, will feel at home – a place that facilities will choose to bring up their children, on safe streets and in well-maintained parks, close to good schools and excellent job opportunities, right in the heart of London.

This consultation is the start of a conversation about how we will work with you throughout the journey to create a new neighbourhood with new opportunities.

### THE STRATEGY BEHIND THE MASTERPLAN RESPONDING TO THE AYLESBURY AREA ACTION PLAN

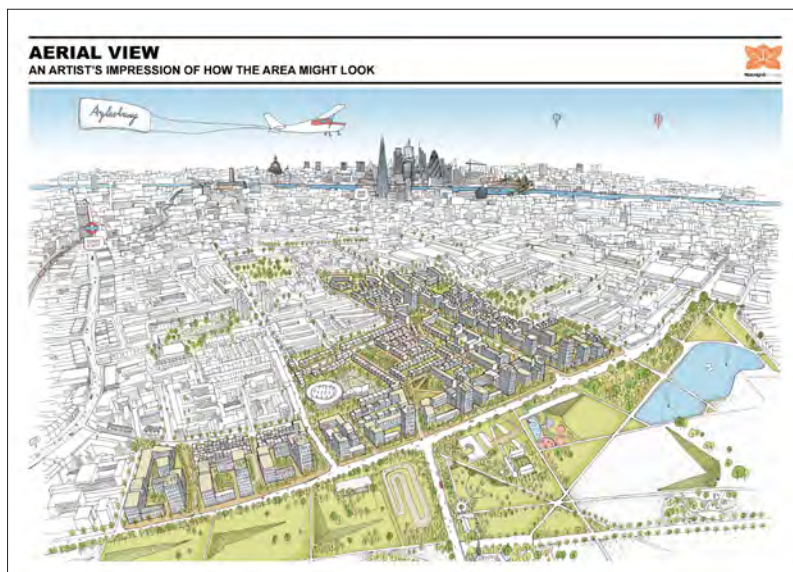
The Aylesbury Area Action Plan (AAP) was approved and formally adopted in 2010 following extensive consultation with residents. The AAP is the statutory planning document which establishes the framework for future development of the Aylesbury estate over the next 20 years. We have developed the ideas in the AAP further in response to resident feedback.

AAP APPROACH TO OPEN SPACE	AAP APPROACH TO NEIGHBOURHOODS	AAP APPROACH TO NEW HOMES
Three Green Fingers - providing high quality open space from the Regent Park with the rest of the Aylesbury area.	The Regent Park will be a well-connected and vibrant urban neighbourhood with green open spaces and green streets and a regenerated city park.	A variety of housing types will help create a more balanced community and a vibrant urban environment that the existing estate and its location can regenerate with the surrounding high quality residential areas.
Expanding the Regent Park into the Regent Park area.	Expanding the Regent Park into the Regent Park area.	Expanding the Regent Park into the Regent Park area.
Expanding the Regent Park into the Regent Park area.	Expanding the Regent Park into the Regent Park area.	Expanding the Regent Park into the Regent Park area.
Expanding the Regent Park into the Regent Park area.	Expanding the Regent Park into the Regent Park area.	Expanding the Regent Park into the Regent Park area.

**OUR APPROACH TO OPEN SPACE**  
WE WANT TO OFFER EVERYONE A HOME THAT LOOKS OUT ON TO WELL-DESIGNED GREEN SPACE. IS THIS IMPORTANT TO YOU?

**OUR APPROACH TO NEIGHBOURHOODS**  
WE WANT TO INTRODUCE SMALLER, LOCAL NEIGHBOURHOODS THAT LINK BACK INTO SURROUNDING WALTHAM FOREST. DO YOU LIKE THIS IDEA?

**OUR APPROACH TO NEW HOMES**  
WE WANT TO PROVIDE A MIX OF HOME TYPES AND TENURES, FROM SMALL FLATS TO LARGE HOUSES, TO MEET THE NEEDS OF ALL. WHAT DO YOU THINK OF OUR APPROACH TO PROVIDING A MIX OF HOME TYPES AND TENURES?






## 9.2. Exhibition Boards - May Exhibition



## 9.2. Exhibition Boards - May Exhibition

### HOMES FOR ALL

SPACIOUS LIGHT HOMES WITH GOOD STORAGE




#### EXISTING TYPICAL PLANS

- Generally smaller floor areas than proposed dwellings
- All have separate kitchen/dining from living room
- Lack of storage
- Access from walkway
- Unreliable heating, poorly insulated and old windows
- In some cases no private open space
- Poor unheated circulation with single lifts in tall buildings


#### TYPICAL PROPOSED PLANS

- On average larger floor areas than existing
- Choice of kitchen/dining/living, open plan or separation
- Larger modern kitchens
- Access from street or communal lobby
- Good sound proofing between flats
- Well proportioned bedrooms
- Good sized balconies with enough space with a table and chairs for all flats
- Two lifts per core for all tall blocks

#### 1 BED APARTMENT




Existing floor plan (1 bed)




Proposed floor plan (1 bed)

#### 3 BED MAISONNETTE




Existing floor plan (3 bed)



Proposed floor plan (3 bed)

WE'LL BE EXPLORING A RANGE OF HOMES SO EVERYONE CAN LOVE WHERE THEY LIVE




### HOMES FOR ALL

DESIGNING ATTRACTIVE TENURE-BLIND BUILDINGS TO LAST



We want to design buildings that cannot be scratched, knocked or dented, particularly at ground level. The buildings need to stand the test of time, with robust materials that will last and even improve with age, but they should also delight and inspire through use of colour and character. We will give the new neighbourhoods personality using a limited palette of materials, based around a range of brick types reflecting traditional London stocks. But we also aim to bring variety through complementary materials such as stone cladding and cast materials, patterned to provide added decorative richness across tenures.

#### VARIED PALETTE OF COMPLEMENTARY BRICK TEXTURES AND COLOURS






### YOUR FEEDBACK

WHAT YOU'VE TOLD US SO FAR



We held three open days of pop-up events around the estate in April, including outside Michael Nelson, School and in East River Mansions where we spoke to about 100 people about the estate now and their hopes and concerns about the regeneration. We used a canvas card questionnaire to capture people's views. 72 cards were completed and the main things can be seen below.

#### WHAT YOU LIKE BEST ABOUT THE AYLESBURY ESTATE NOW?

- Green space within and nearby the estate, in particular Burgess Park
- People, community and links with neighbours
- Local amenities such as schools and health centre
- Location and transport links
- Size of homes



#### WHAT YOU DON'T LIKE ABOUT THE AYLESBURY ESTATE NOW?

- Poor quality of the estate – it is run-down, unattractive, dirty and damp
- Feeling unsafe, with issues of anti-social behaviour, drug taking and gangs
- Lack of maintenance, in particular the lack of rubbish collection, vermin and condition of stairwells and lifts



#### WHAT KIND OF PLACE DO YOU WANT AYLESBURY ESTATE TO BE IN THE FUTURE?

- Well-designed, welcoming, safe and bright
- Buildings should be well-maintained
- Plenty of green space, activities for children and community facilities
- Homes should remain truly affordable
- It should not be high-rise or too densely populated



#### WHAT ARE YOU PERSONALLY LOOKING FORWARD TO ABOUT THE REGENERATION?

- Having a better place to live - a decent, warm home, with outside space
- A safe pleasant environment
- Old blocks coming down
- Useful community amenities, eg. green space, gyms and facilities for young people




#### WHAT ARE YOUR CONCERNS ABOUT THE REGENERATION?

- Affordability
- Fear of being priced out of the estate/area
- Unattractive new buildings
- Room sizes in the new blocks will be smaller than those that people have now
- Timescale too long to have to wait for a new home
- Being moved off the estate and not being able to find a new home



### VISION PRINCIPLES

TELL US WHAT YOU THINK...



#### RE-CONNECTING THE AREA TO WALWORTH

#### HOMES FOR ALL

#### A SERIES OF NEIGHBOURHOODS

#### A NETWORK OF OPEN SPACES

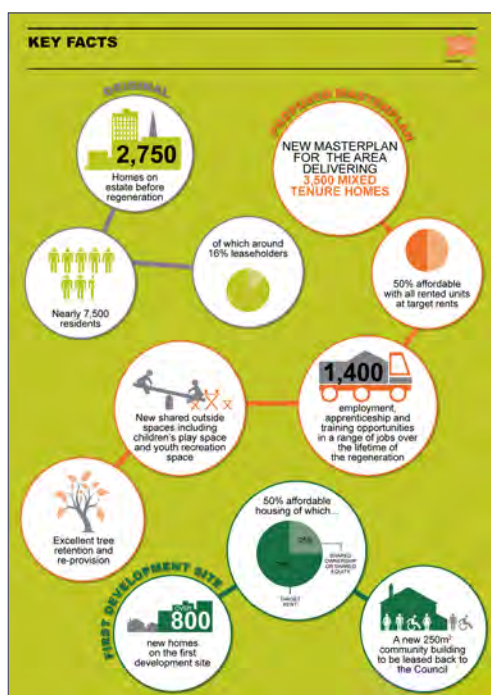
#### WHAT OTHER PRINCIPLES SHOULD GUIDE THE REGENERATION?







## 9.2. Exhibition Boards - June Exhibition



## 9.2. Exhibition Boards - June Exhibition

### CHARACTER AREAS

#### 02. THURLOW STREET

**A GREEN AND DYNAMIC AVENUE**  
DEFINING CHARACTERISTICS

- Large existing tree-lined street
- Planned verge dividing road from pavement
- Main thoroughfare and bus route
- Mixed-use
- Most buildings at 4 stories
- Variety of materials
- Welcoming entrances at street level
- Front garden boundary: brick wall, hedges and railing
- Motorbikes and flats above
- Parallel parking
- Wide pedestrian and cycle path

### CHARACTER AREAS

#### 03. COMMUNITY SPINE ZONE

**A PEDESTRIAN FRIENDLY ENVIRONMENT DOTTED WITH COMMUNITY USES AND POCKET PARKS**  
DEFINING CHARACTERISTICS

- Transition from higher to lower density housing
- Pedestrian priority/cycle route dotted with community uses
- Parallel parking and street planting
- Dominant material: brick
- 3 to 5 stories
- Small street trees
- Front garden boundary: mix of hedge and wall sitting
- Lots of front doors onto the street

### CHARACTER AREAS

#### BREAKING DOWN THE ESTATE BOUNDARY TO CREATE NEW NEIGHBOURHOODS

#### 04. School Neighbourhood and Conservation Area

- Tree-lined residential streets
- Formal public open spaces
- Low rise buildings
- More intimate street environment
- Direct link/access to the park and conservation area

#### 05. Surrey Square Park Neighbourhood

- Medium density/mid-rise buildings
- Park edge with Surrey Square Park
- Informal/intimate internal street environment

#### 02. Thurlow Street

- Large existing tree-lined street
- Formal in character
- Main thoroughfare with bus route
- Mixed-use

#### 03. Community Spine Zone

- Transition from higher density to lower rise buildings
- Pedestrian priority/cycle route
- Community uses

#### 01. Park Edge

- Tallest buildings
- Linked with existing trees
- Open views toward the park and views back to the city
- Direct link/access to Burgess Park
- Maximum Height - 20 stories
- Medium Height - 8 stories
- Lower Height - 4 stories
- Well-defined entrances to homes at street level
- Variety of brick types
- Front gardens, hedges and railings
- Gaps between buildings of 4 stories and towers (vary in height)
- Large street trees on North-South streets, and parking on streets
- Great views for everyone
- Stair access to the park

### CHARACTER AREAS

#### 01. PARK EDGE

**A NEW, UNIQUE AND RECOGNISABLE PARK EDGE FOR LONDON**  
DEFINING CHARACTERISTICS

### CHARACTER AREAS

#### 04. SCHOOL NEIGHBOURHOOD

**A CONTEMPORARY EXTENSION TO THE CONSERVATION AREA**  
DEFINING CHARACTERISTICS

- Tree-lined residential streets
- Formal public open spaces
- Low-rise 3 to 4 stories
- More intimate street environment
- Variety of materials
- Smaller, narrower trees, except where existing trees are retained
- Front garden boundary: mix of hedge and wall sitting
- Lots of front doors onto street
- Parallel Parking

### CHARACTER AREAS

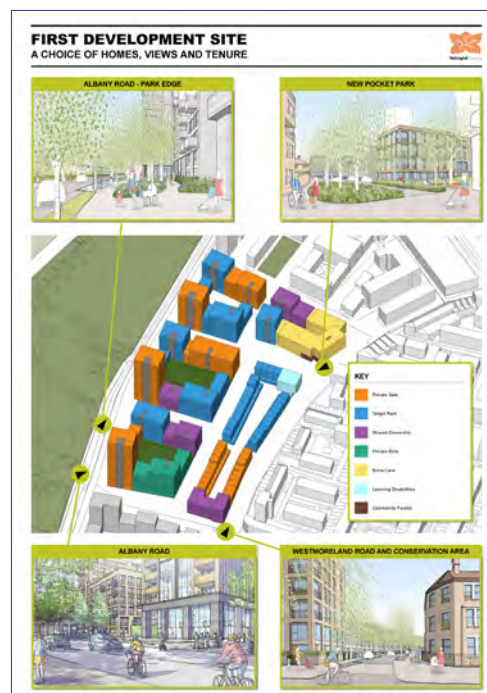
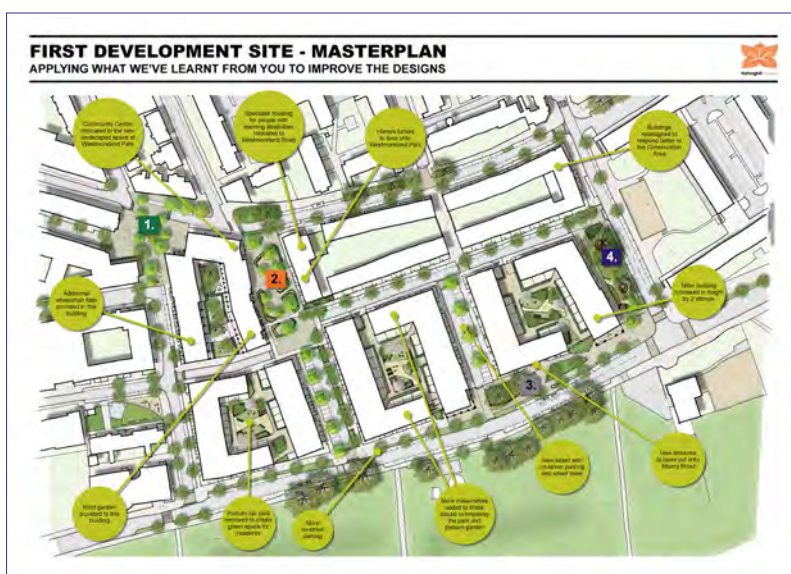
#### 05. SURREY PARK NEIGHBOURHOOD

**MID-DENSITY NEIGHBOURHOOD SET AROUND A SMALL PARK**  
DEFINING CHARACTERISTICS

- Mid-rise - 3 to 5 stories
- Horizon being onto Surrey Square Park
- Informal/intimate internal route
- Variety of materials, but houses predominantly brick
- Front garden boundary: brick wall and railing
- Large street trees



## 9.2. Exhibition Boards - June Exhibition





## 9.2. Exhibition Boards - June Exhibition

[illegible]

## HOMES FOR ALL

DESIGNING ATTRACTIVE TENURE-BLIND BUILDINGS TO LAST

We want to design buildings that cannot be scratched, knocked or dented, particularly at ground level. The buildings need to stand the test of time, with robust materials that will last and even improve with age, but they should also delight and inspire through use of colour and character. We will give the new neighbourhoods personality using a limited palette of materials, based around a range of brick types reflecting traditional London stocks. But we also aim to bring variety through complementary materials such as stone cladding and cast materials, patterned to provide added decorative richness across tenures.


### VARIED PALETTE OF COMPLEMENTARY BRICK TEXTURES AND COLOURS

You told us that you're big fans of brick so we'll be using brick for most of the new buildings.

## 9.2. Exhibition Boards - June Exhibition

### MASTERPLAN FOR THE AYLESBURY AREA AN OPEN AND ACCESSIBLE PARK EDGE



**THEN**  
BUILDING HEIGHTS AND DENSITY STRATEGY AT PROCUREMENT STAGE



**WHAT'S CHANGED?**

- Our consultations with residents have given us a better understanding of how the development edge is experienced and perceived from Burgess Park.
- We have carried out some further detailed development of the masterplan locally which enabled us to reduce building heights in some areas allowing for better visual connections to and from the park.


**NOW**

The new development ensures the 'spine' quality of the skyline called 'greening' spaces between the estate and the park.

The new development creates a world of new spaces with many windows and doors facing directly over Burgess Park.

### THE MASTERPLAN IS EVOLVING... 3,500 NEW HOMES IN A CLUSTER OF NEIGHBOURHOODS LINKED BY GREEN OPEN SPACES



We know that the trees are important to you so we have worked hard to keep even more of the ones that still have a good life expectancy.

We have moved areas of public open space to make more space for good quality trees and the wider aspirations of the masterplan.

A wider selection of non-residential uses are being considered for the new Local Centre and Thurlow Street.

You told us that you were worried about losing the views through the buildings to and from the park.

We have redesigned the park edge to character building heights and access to the park.

We have a better understanding of the routes you like to take to and from your daily activities.

We have improved access and connections through the centre of the development.

### MASTERPLAN FOR THE AYLESBURY AREA TREES AND OPEN SPACES

**THEN**  
PUBLIC OPEN SPACE STRATEGY AT PROCUREMENT STAGE



**WHAT'S CHANGED?**

- We've carried out more surveys since the procurement stage.
- An up to date new survey identified the good quality trees with a larger lifespan that we'll aim to retain.
- We have redesigned some of the public open spaces to ensure we can keep as many good quality trees as possible across the masterplan.

**NOW**  
PUBLIC OPEN SPACE



Pocket park moved eastwards to help improve access through the central area of the development.

Neighbourhood park enlarged to retain more trees.

A new area of public open space created to retain a large plane tree.

**PLAY STRATEGY**  
LOCAL PLAY SPACE



NEIGHBOURHOOD PLAY SPACE



YOUTH SPACE



**TREE RETENTION STRATEGY**




Where possible we will retain trees in the central area of the development.

We will retain trees in the central area of the development.

We will retain trees in the central area of the development.

### MASTERPLAN FOR THE AYLESBURY AREA RETAIL AND COMMUNITY AMENITIES


**THEN**  
RETAIL AND COMMUNITY AMENITIES STRATEGY AT PROCUREMENT STAGE



**WHAT'S CHANGED?**

- Following discussions with local businesses and residents, we have reviewed the best locations for proposed new retail and community facilities.
- We are exploring the number of non-residential uses that this new community could support such as more cafes, shops or small businesses and shared community buildings.

**NOW**  
RETAIL AND COMMUNITY USES STRATEGY




New local centre will be the main focus of retail, employment and community uses.

There is potential for retail and employment provision to expand along Thurlow Street if there is the demand.

Uses located along community spine, so easily accessed by all residents.

WE ARE DESIGNING GROUND FLOOR UNITS TO HAVE THE FLEXIBILITY TO BECOME EITHER RESIDENTIAL OR RETAIL AS THE MASTERPLAN PROGRESSES.

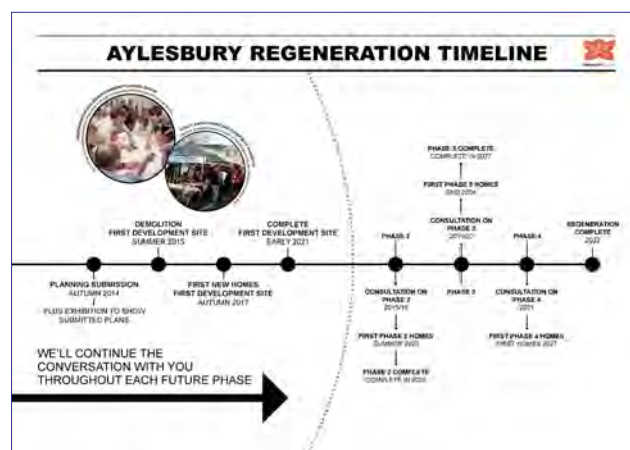
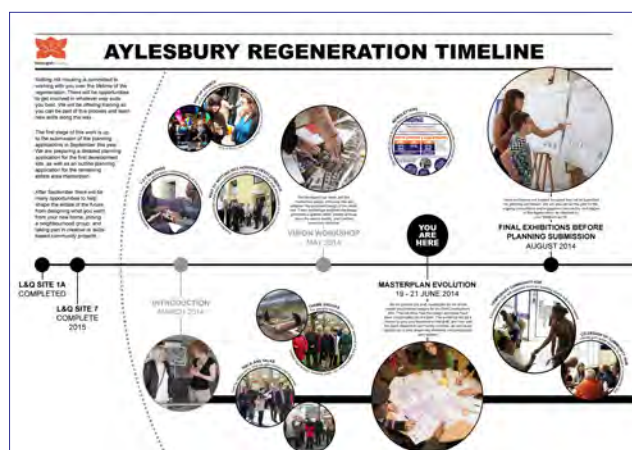
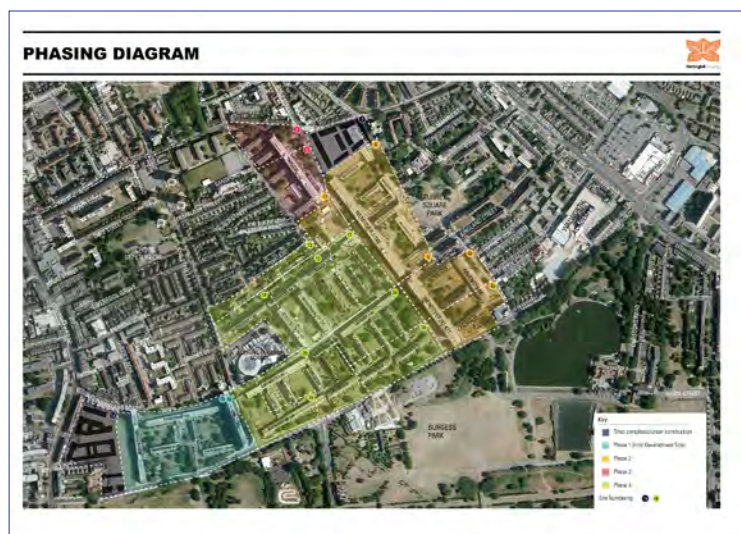


Residential

Shops

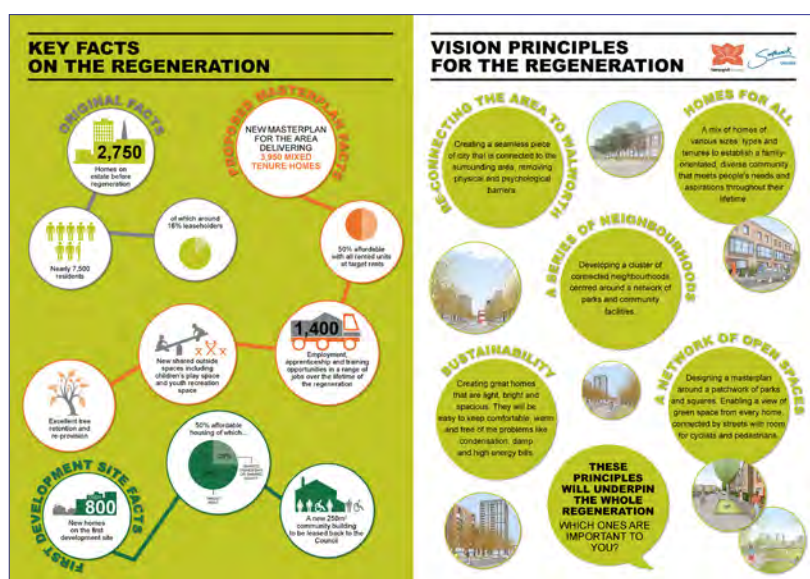


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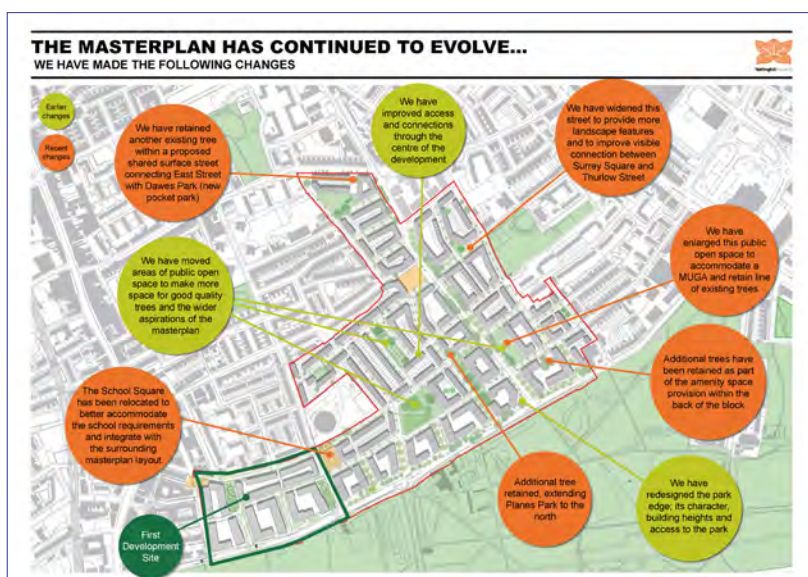




## 9.2. Exhibition Boards - August Exhibition

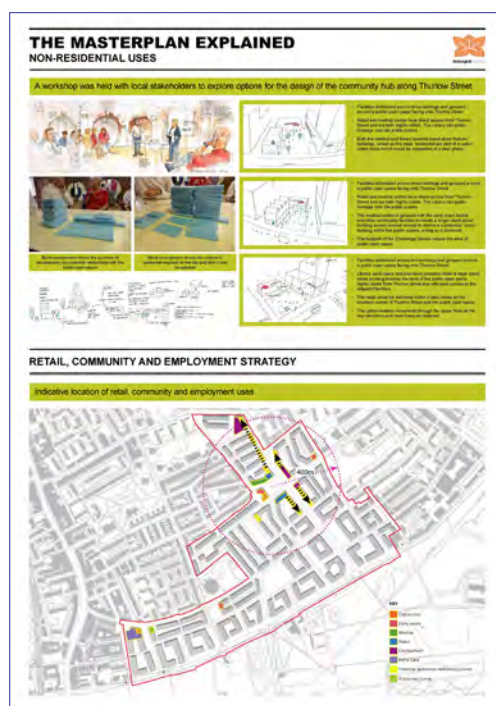
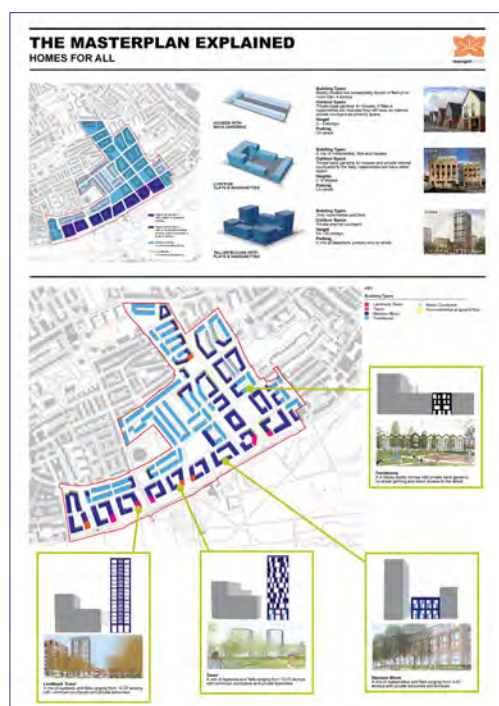


## 9.2. Exhibition Boards - August Exhibition





## 9.2. Exhibition Boards - August Exhibition





## 9.2. Exhibition Boards - August Exhibition


### A DAY IN THE LIFE... LIVING IN AYLESBURY

This vision which guides the Aylesbury regeneration proposals has continually evolved since 2010. This has been a collaborative process of engagement with Southwark Council and the Greater London Authority, alongside key stakeholders and local residents through pre-application meetings and a variety of community consultation events.

Aylesbury will be a traditionally mixed London neighbourhood typical of the existing surrounding area - streets of houses and flats with taller points at key locations, all within a connected network of open spaces that ensure that every home has a view of green space from a large park to a private garden and everything in between.


The homes will be accessible to a wide range of new and existing residents that otherwise might be forced to outer locations, younger people moving out of home for the first time, couples, families and retired people.

This will be a neighbourhood to settle into, to bring up a family, make new friends, join clubs, go to local festivals, have a quiet pint in the local pub. Ultimately it will become another seamless part of South London rather than an estate.



**HOMES FOR ALL**

#### THE PARK EDGE



**A ROOM WITH A VIEW**



**BIKE RIDING MADE EASY AND SAFE**



**IMPROVED RELATIONSHIP WITH BURGESS PARK**

#### THE COMMUNITY SPINE



**A PLACE TO MAKE YOUR OWN**



**COMMUNITY FACILITIES AVAILABLE TO ALL**



**MATURE TREES RETAINED AND POCKET PARKS MADE**

### A DAY IN THE LIFE... LIVING IN AYLESBURY

#### THURLOW STREET



**A GREEN AND DYNAMIC BOULEVARD**



**A LOCAL HIGH STREET CATERING FOR LOCAL NEEDS**



**ESCAPE TO THE ROOFTOP AND ADMIRE THE SKYLINE**

#### THE SCHOOL NEIGHBOURHOOD



**A CONTEMPORARY EXTENSION TO THE CONSERVATION AREA**



**FAMILIAR RESIDENTIAL STREETS**



**PLAYGROUNDS AND SPACE TO RELAX**



**WHERE PEOPLE KNOW EACH OTHER**



**ROOM FOR ALL THE FAMILY**

#### THE SURREY SQUARE PARK NEIGHBOURHOOD



**HIGH-DENSITY NEIGHBOURHOOD SET AROUND A SMALL PARK**



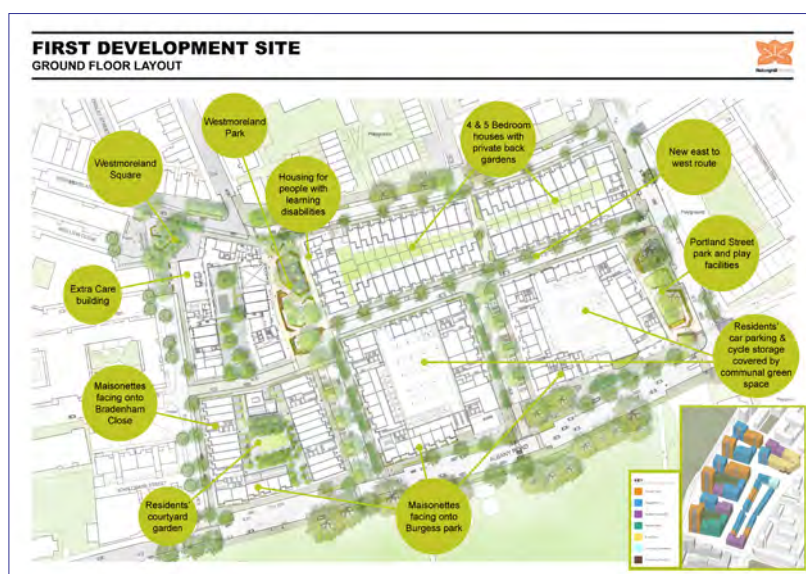
**SEAMLESS CONNECTIONS WITH THE SURROUNDING STREETS**



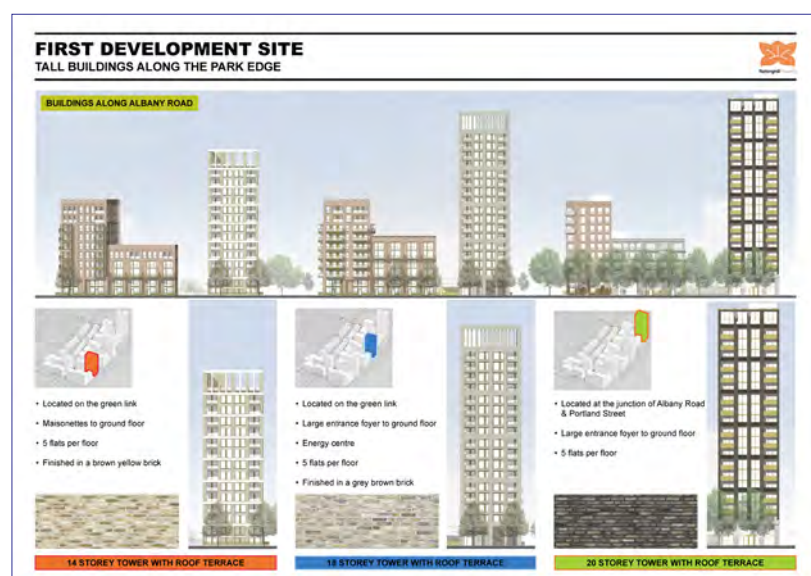
**CONTEMPORARY SPACIOUS HOMES WITH PRIVATE OUTDOOR SPACE**



**NEW MODERN BUILDINGS SITTING COMFORTABLY NEXT TO TRADITIONAL TERRACES**



## 9.2. Exhibition Boards - August Exhibition



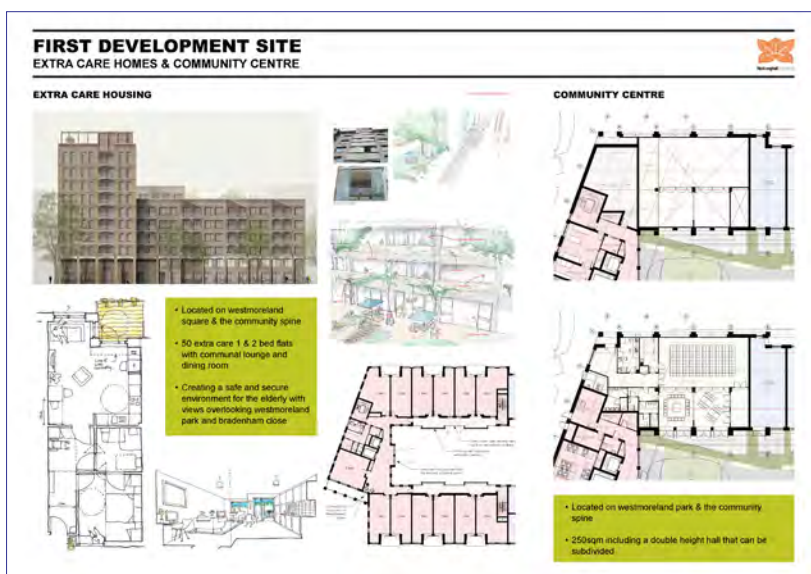
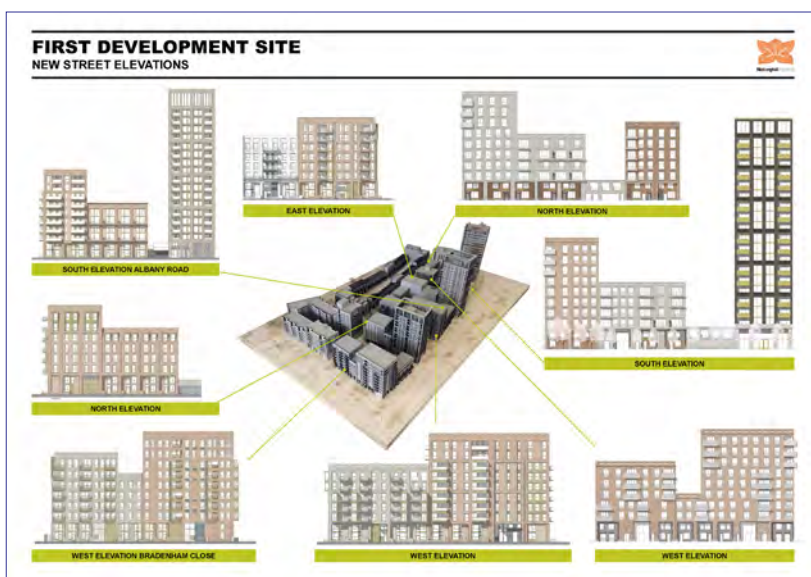


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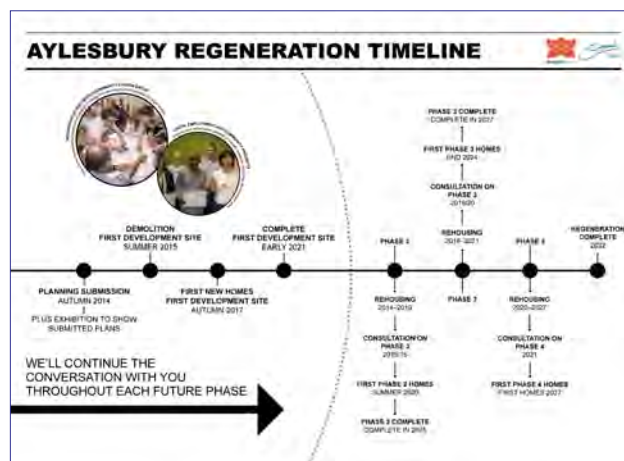
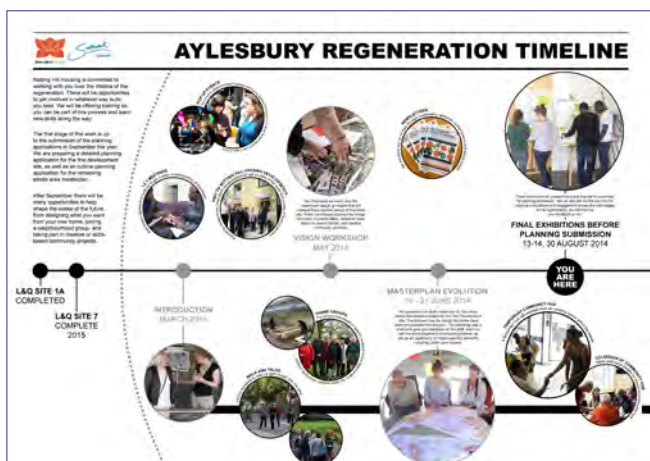
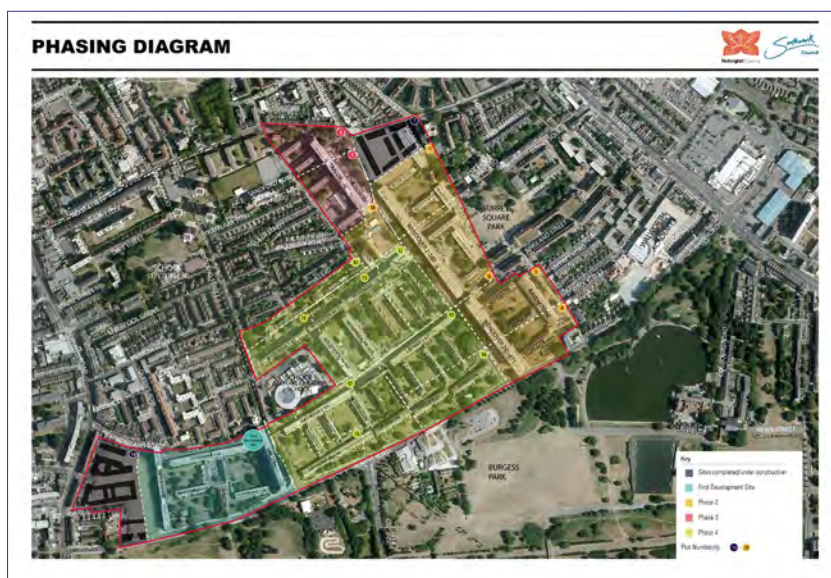




## 9.2. Exhibition Boards - August Exhibition



## 9.2. Exhibition Boards - August Exhibition





## 9.2. Exhibition Boards - August Exhibition

### FIRST DEVELOPMENT SITE EXAMPLE FLOOR PLANS FOR TARGET RENT HOMES

**EXISTING DEVELOPMENT** **PROPOSED DEVELOPMENT**

**1 BED 2 PERSONAL FLAT**

Room	Area (sqm)	Area (sqft)
Living Room	12.5	135
Kitchen	7.5	81
Bathroom	5.5	59
Bedroom	10.5	113
Hallway	2.5	27
Storage	1.5	16
<b>Total</b>	<b>39.5</b>	<b>424</b>

**2 BED 2 PERSONAL FLAT**

Room	Area (sqm)	Area (sqft)
Living Room	15.5	167
Kitchen	8.5	91
Bathroom	6.5	70
Bedroom	12.5	135
Bedroom	10.5	113
Hallway	3.5	38
Storage	2.5	27
<b>Total</b>	<b>59.5</b>	<b>641</b>

**3 BED 3 PERSONAL FLAT**

Room	Area (sqm)	Area (sqft)
Living Room	18.5	200
Kitchen	10.5	113
Bathroom	8.5	91
Bedroom	15.5	167
Bedroom	12.5	135
Bedroom	10.5	113
Hallway	4.5	48
Storage	3.5	38
<b>Total</b>	<b>84.5</b>	<b>908</b>

**4 BED 4 PERSONAL FLAT**

Room	Area (sqm)	Area (sqft)
Living Room	21.5	231
Kitchen	12.5	135
Bathroom	10.5	113
Bedroom	18.5	200
Bedroom	15.5	167
Bedroom	12.5	135
Bedroom	10.5	113
Hallway	5.5	59
Storage	4.5	48
<b>Total</b>	<b>111.5</b>	<b>1200</b>

**5 BED 5 PERSONAL FLAT**

Room	Area (sqm)	Area (sqft)
Living Room	25.5	275
Kitchen	15.5	167
Bathroom	12.5	135
Bedroom	21.5	231
Bedroom	18.5	200
Bedroom	15.5	167
Bedroom	12.5	135
Bedroom	10.5	113
Hallway	6.5	70
Storage	5.5	59
<b>Total</b>	<b>141.5</b>	<b>1524</b>

### A NEW IDENTITY FOR THE AYLESBURY REGENERATION

Over the last few months we've been consulting with residents about their vision for the regeneration area. We've taken in a lot of ideas and we're now looking for a new identity for the area. We want to know what you think.

**1 THE NEW AYLESBURY**

Logo: THE NEW AYLESBURY

Colours: Blue, Green, Yellow, Red, Purple, Orange, Pink, Grey, White, Black

Logo Options: THE NEW AYLESBURY, THE NEW AYLESBURY, THE NEW AYLESBURY

In Use: T-shirt, Bag, Mug, Poster

**2 WalworthNow**

Logo: WalworthNow

Colours: Blue, Green, Yellow, Red, Purple, Orange, Pink, Grey, White, Black

Logo Options: WalworthNow, WalworthNow, WalworthNow

In Use: T-shirt, Bag, Mug, Poster

**3 AYLESBURYNOW**

Logo: AYLESBURYNOW

Colours: Blue, Green, Yellow, Red, Purple, Orange, Pink, Grey, White, Black

Logo Options: AYLESBURYNOW, AYLESBURYNOW, AYLESBURYNOW

In Use: T-shirt, Bag, Mug, Poster

**4 WalworthTOWN**

Logo: WalworthTOWN

Colours: Blue, Green, Yellow, Red, Purple, Orange, Pink, Grey, White, Black

Logo Options: WalworthTOWN, WalworthTOWN, WalworthTOWN

In Use: T-shirt, Bag, Mug, Poster

**5 TheAylesburyLondon**

Logo: TheAylesburyLondon

Colours: Blue, Green, Yellow, Red, Purple, Orange, Pink, Grey, White, Black

Logo Options: TheAylesburyLondon, TheAylesburyLondon, TheAylesburyLondon

In Use: T-shirt, Bag, Mug, Poster

**LET US KNOW YOUR IDEAS**

### #OURAYLESBURY CONTRIBUTING TO THE MASTERPLAN

We know how special parts of the Aylesbury Estate are to residents, and we would like to make sure that those memories are commemorated as part of the regeneration process.

We are asking residents to take photos and upload them to Instagram, using #OurAylesbury, where everyone can see what you love about the area.

Designs will be made using the photos, and then incorporated into the masterplan as each phase is delivered.

We hope that by including individual memories of the past, that we collectively create a set of inspiring designs for the future.

As you walk around the estate, take photos with your smartphone of things that you love, treasure and cherish. From buildings, to signs, gardens, to graffiti, we want to see it all.

Upload your photos to Instagram using the hashtag #OurAylesbury. We can then collect them together.

Use that love your collection photographs and graphic patterns.

What the buildings are being demolished, we will use the opportunity to create large murals that will help restore your designs.

The public will create a set of plans that will then be incorporated back into elements of the masterplan.

**Buildings**

**Play**

**Walls**

**Art**

**Paving**



### 9.3. Consultation Materials - Canvass Card

## HAVE YOUR SAY

Please tell us what you think about the Aylesbury Estate now and in the future.

For more information about the regeneration, contact Notting Hill Housing  
 020 6357 4890  
[aylesbury@nhh.org.uk](mailto:aylesbury@nhh.org.uk)

Please return your completed canvass card to the Creation Trust office, Thurlow Street, SE17 2UZ before Monday May 5th 2014.



Name \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Email \_\_\_\_\_

Telephone \_\_\_\_\_

Age \_\_\_\_\_

Gender ☐ Female ☐ Male

Ethnicity \_\_\_\_\_

How do you want to be involved in the regeneration of the Aylesbury estate?  
Tick as many as apply to you.

☐ Join mailing list for news, events and updates

☐ Visit public exhibitions / website

☐ Take part in public workshops and events

☐ Join a Community Liaison Group, Neighbourhood or Theme Group

If you leave your contact details, we'll add you to the mailing list and let you know about opportunities for getting involved.

We will not use information for any purpose other than that for which it was collected and we will not pass it on to third parties other than those delivering services on our behalf.

What is your favourite memory of the Aylesbury Estate?  
Write or draw your memory here....

01 | Tell us 3 things you like about the Aylesbury Estate now

A \_\_\_\_\_

B \_\_\_\_\_

C \_\_\_\_\_

02 | Tell us 3 things you don't like about it now

A \_\_\_\_\_

B \_\_\_\_\_

C \_\_\_\_\_

03 | What kind of place do you want Aylesbury Estate to be in the future?

\_\_\_\_\_

\_\_\_\_\_

04 | What are you personally looking forward to about the regeneration?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

05 | What are your concerns about the regeneration?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

06 | During the regeneration process we hope to run many community projects and make best use of the cleared land that will be available before new housing is built.

A | Which of these ideas do you like? Tick your top 3.

☐ Community gardening projects ☐ Local history projects

☐ Sports activities ☐ Employment and training initiatives

☐ Local business and enterprise ☐ Youth projects

☐ Art projects

B | Tell us your idea(s) for a community project for local people.

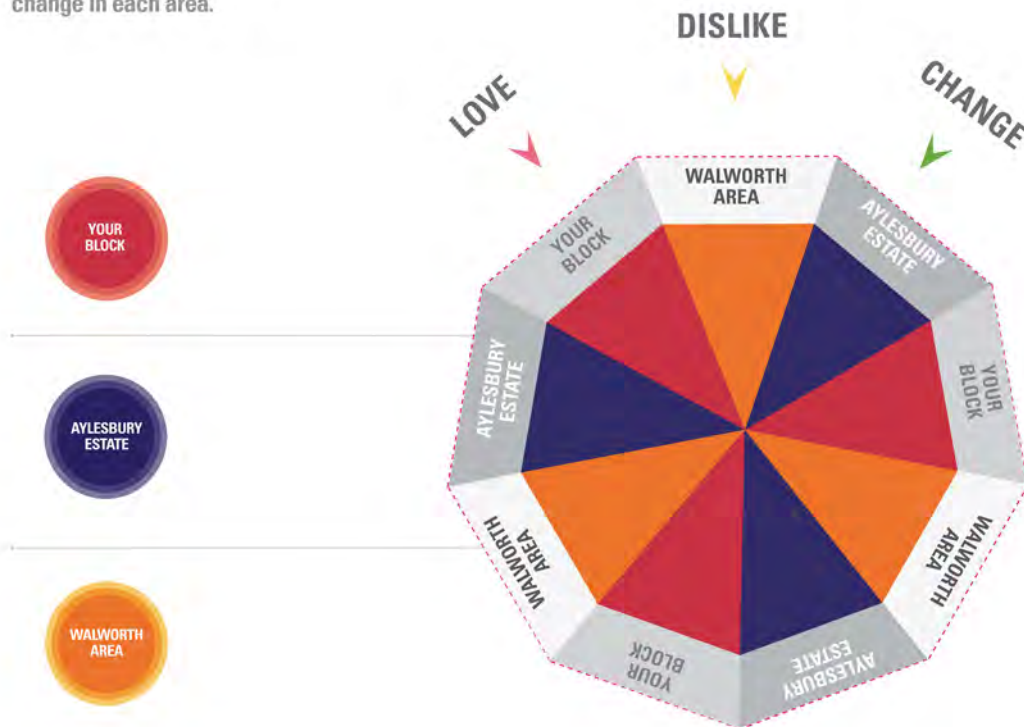
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### 9.3. Consultation Materials - Wheel of Fortune


**Spin the wheel...**  
tell us what you  
love, dislike or would like to  
change in each area.



## 9.3. Consultation Materials - Walk and Talk worksheet



**1) WALK & TALK**

**1) THE ROUTE**







Name: \_\_\_\_\_  
Address/Postcode: \_\_\_\_\_  
Email: \_\_\_\_\_  
Telephone no.: \_\_\_\_\_



Notes: \_\_\_\_\_

	1) WHAT WORKS?	2) WHAT DOES NOT WORK?	3) OTHER COMMENTS
<b>E BRADENHAM CLOSE</b> 			
<b>F PETER PARK</b> 			


As we travel through and observe the various places, please note the things you think work, don't work and any other observations you have.

	1) WHAT WORKS?	2) WHAT DOES NOT WORK?	3) OTHER COMMENTS
<b>A COMMUNITY GARDEN &amp; OUTDOOR GYM</b> 			
<b>B MICHAEL PARADAY SCHOOL</b> 			

	1) WHAT WORKS?	2) WHAT DOES NOT WORK?	3) OTHER COMMENTS
<b>G SUTHERLAND SQUARE</b> 			
<b>H PARADAY GARDENS</b> 			

	1) WHAT WORKS?	2) WHAT DOES NOT WORK?	3) OTHER COMMENTS
<b>C CHARTHOUSE SQUARE</b> 			
<b>D BURGESS PARK</b> 			

On the accompanying map please mark the route you take to visit the park.

	1) WHAT WORKS?	2) WHAT DOES NOT WORK?	3) OTHER COMMENTS
<b>HIST PETERS CHURCH</b> 			
<b>ANY OTHER THOUGHTS?</b>			



### 9.3. Consultation Materials - Workshop Table sheets

## VISION PRINCIPLES

**RECONNECTING THE AREA TO WANDSWORTH**

Creating a seamless piece of city that is connected to the surrounding area, restoring historical and geographical networks.

**HOMES FOR ALL**


A mix of homes to include some homes and features to include a family environment, diverse community that would include a mix of people and generations throughout time.

**A SERIES OF NEIGHBOURHOODS**


Developing a cluster of connected neighbourhoods centred around a network of parks and community facilities.

**A NETWORK OF OPEN SPACES**

Designing a master plan around a network of parks and open spaces to ensure a mix of green space that would include a mix of people and generations throughout time.



What do you think of these principles?  
Will they achieve your vision for the area?



What other principles should guide the regeneration?



### IDENTITY & NEIGHBOURHOODS

1. What area do you consider to be your 'neighbourhood'? To what extent does this link to current boundaries? How does it relate to your neighbourhood? What makes this your place?

2. What is the identity of the Aylesbury Estate area?

3. Do different parts of the estate and surrounding area have different identities or characteristics? How does this relate to the map? What does this mean to you?

Area 1

Area 2

Area 3

Area 4

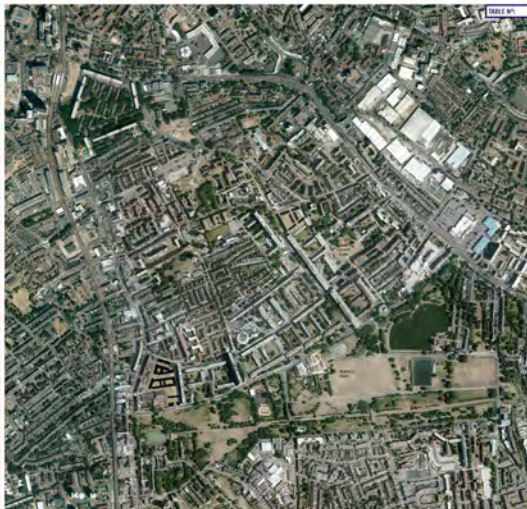
### JOURNEYS & DESTINATIONS

Work on the map where you live.

Mark the places that you go to, whether for work, shopping, leisure or any other reason.

What routes do you take to get to your destinations? Mark these on the map.

Set up about three points, are they easy or difficult to get to? Do you choose routes to avoid or go through certain areas? What would make these journeys better?



## 9.3. Consultation Materials - Feedback Form

## Feedback Form

August 2014



The following information will help us to better understand people's views on the proposed redevelopment of the Aylesbury Estate. All information you give us is confidential and will only be used under the strict controls of the Data Protection Act 1998. Please complete the feedback form by Saturday 30th August, 2014. Completed forms can be handed in to the Creation Trust office or sent by email to aylesbury@nhg.org.uk.

## About you

Name .....  
Organisation (if applicable) .....  
Aylesbury resident ☐ Tenant ☐ Leaseholder  
Address .....  
Postcode .....  
Email .....

Please tick here if you do not want to be contacted about this project in the future. ☐

We are committed to making sure that the consultations we carry out are done so in a fair and nondiscriminatory way. This information is optional but we would be grateful if you could complete the following table. This information will be treated as confidential.

Are you: ☐ Male ☐ Female ☐ Prefer not to say  
What is your age? ☐ Under 16 ☐ 16 to 24 ☐ 25 to 44 ☐ 45 to 64 ☐ Over 65  
Do you have a disability? ☐ Yes ☐ No ☐ Prefer not to say  
Your ethnic background, .....

Thank you very much for taking the time to fill in this feedback form.

## Masterplan

- 1) Five vision principles have guided the design of the masterplan: homes for all; re-connecting the area to Walworth; a series of neighbourhoods; a network of open spaces and sustainability. Do you agree with the principles guiding the masterplan?

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree ☐ Don't know

Please tell us why .....

- 2) The Aylesbury Area Action Plan (AAP) provided a blueprint for the regeneration of the Aylesbury Estate to deliver new high quality homes, schools, roads, parks and open spaces. Using the Area Action Plan as a foundation, the design team has developed the masterplan from this. Do you agree that the architects have responded well to the 2010 AAP?

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree ☐ Don't know

Please tell us why .....

- 3) The masterplan has evolved over the past few months of consultation, do you support the plans?

☐ Highly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose ☐ Don't know

Please tell us why .....

- 4) The proposal is aiming to produce a varied skyline and streetscape to help make it feel like a part of the city that has grown over time. Do you support this general vision?

☐ Highly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose ☐ Don't know

Please tell us why .....

- 5) The development proposes a range of different public open spaces e.g. pocket parks, play spaces, multi-use games areas (MUGAs), green streets and links, youth spaces and civic spaces. Do you agree with this general approach?

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree ☐ Don't know

Please tell us why .....

- 6) We asked people what new pedestrian connections they would like to see and have used this information to help shape the masterplan. Do you agree with the proposed new connections north south and east west for pedestrians, cyclists and motorists?

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree ☐ Don't know

Please tell us why .....

- 7) We have shown the proposed locations of the various retail, employment and community opportunities. Tell us what sort of uses you would like to see in these facilities in the future.

.....

## First Development Site

- 8) The First Development Site will deliver a mix of tenures and a range of homes across the site, including specially adapted extra care housing. Do you agree with this approach?

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree ☐ Don't know

Please tell us why .....

- 9) The strategy has been to put tall buildings (6-20 storeys) along the park edge with lower buildings (3 to 10 storeys) behind. Do you agree with this approach?

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree ☐ Don't know

Please tell us why .....

- 10) A series of different areas with different characteristics has been proposed. Do you believe this will help to create a traditional mixed London neighbourhood?

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree ☐ Don't know

Please tell us why .....

- 11) The exhibition presents an indication of how the various buildings will look. Do you think that the appearance and proposed materials will enhance the look of the area?

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree ☐ Don't know

Please tell us why .....

- 12) At previous consultation events we have asked local people and stakeholders their vision for the regeneration's new identity. This has resulted in a shortlist of 5 potential names. Please rank these suggestions in order of preference. Feel free to add your own suggestion also.

- ☐ The New Aylesbury  
☐ Walworth Now  
☐ Aylesbury Now  
☐ Walworth Town  
☐ The Aylesbury London  
☐ .....

- 13) The project will offer many opportunities for local employment. What jobs do you think would best meet local demands?

.....

- 14) During the regeneration process we hope to run many community projects and make best use of the cleared land that will be available before new housing is built. Which of these ideas do you like? Tick your top 3.

- |  |  |
|--|--|
| <input type="checkbox"/> Community gardening projects  | <input type="checkbox"/> Local history projects              |
| <input type="checkbox"/> Sports activities             | <input type="checkbox"/> Employment and training initiatives |
| <input type="checkbox"/> Local business and enterprise | <input type="checkbox"/> Youth projects                      |
| <input type="checkbox"/> Art projects                  | <input type="checkbox"/> Other                               |

- 14) Do you have any further comments or ideas for the regeneration?

.....

- 15) On a scale of 1 – 5, how informative did you find this exhibition, with 1 being not informative at all and 5 being very informative? Please tick one box.

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

If you believe the consultation process could have been improved, please tell us how

.....

## 9.3. Consultation Materials - Planning Process Information

## It's your Aylesbury, Help shape the future.



### Information on the planning application process

#### About the application:

Notting Hill Housing will submit the plans for the redevelopment of the remainder of the Aylesbury Estate to Southwark Council in the autumn of this year. The proposals have been developed in accordance with the council's Aylesbury Area Action Plan (AAP) and other relevant planning policies.

There will be two separate planning applications submitted at the same time. They are:

- **First Development Site Application:**  
detailed planning application for the First Development Site
- **Masterplan Application:**  
Outline planning application for the rest of the estate (i.e. phases 2, 3 & 4)



#### How will I be informed?

The council will send you a letter notifying you that the planning application has been submitted and tell you the case reference number.

The council will also place a notification in the local press (e.g. Southwark News) and there will be notices posted on the estate. These notifications will tell you the start and end dates for the planning consultation period.

#### How can I view the application?

When the plans are submitted and validated by the council they will place the documents on their website: [www.southwark.gov.uk/planning](http://www.southwark.gov.uk/planning)

During the consultation period, which will last at least 21 days, the planning application documents will also be on public view locally. The letter will inform you where this will be.

Documents will also be available on request at the council's offices at 160 Tooley Street, SE1 2QH (Monday – Friday, 9am-5pm).

Notting Hill Housing will host an event during this time, where all the planning application documents can be viewed. The Aylesbury Project team will attend this event to answer queries and guide people to relevant documents.

#### What comments can I make on the planning application?

Your representation can support, object or simply comment on the application. You can also suggest any changes you would like to be considered or any conditions you think should be imposed in order to reduce the impact of the scheme, if permission were to be granted.

Only comments relating to a relevant and material planning consideration can be taken into account in deciding the application. This includes things such as:

- Design and size of the development
- Will it fit into the surrounding area
- Impact on traffic and parking
- Issues with noise or disturbance (not relating to construction)

Comments about issues like the effect on the value of your property, competition for your business, loss of a private view, boundary disputes, and comments about the applicant, will not be taken into account.

Remember that you have to include your name and address with your comments, and that comments made on planning applications are publicly available.

The information you provide will be used fairly and lawfully and Southwark Council will not knowingly do anything that may lead to a breach of the Data Protection Act 1998.

#### How do I make a comment on the application?

- On the council's online portal at [http://www.southwark.gov.uk/info/485/planning\\_applications/3251/comment\\_on\\_planning\\_applications](http://www.southwark.gov.uk/info/485/planning_applications/3251/comment_on_planning_applications)
- By email to [planning.consultation@southwark.gov.uk](mailto:planning.consultation@southwark.gov.uk)
- in writing, quoting the case reference number to the Case Officer, Southwark Council, PO BOX 64529, London, SE1P 5LX



Example of Southwark Council's planning portal.

You should make comments about the applications within the set consultation period. Comments submitted after the consultation deadline may not be considered.

At the end of the consultation period, the case officer will carry out a full assessment of the proposed development and agree the appropriate decision level for the application. The proposals will then be presented to the Planning Committee, made up of elected Councillors for a final decision.

#### Useful contacts:

Southwark Council Planning team:  
Southwark Council, PO BOX 64529, London, SE1P 5LX Tel: 020 7525 5403

For free, independent advice on planning issues contact: Planning Aid England, RTPJ, 41 Botolph Lane, London EC3R 8DL Tel: 0330 123 9244 Email: [advice@planningaid.rtpj.org.uk](mailto:advice@planningaid.rtpj.org.uk)

The information from this exhibition and the previous events can be viewed at: [www.nottinghillhousing.org.uk/aylesburyestate](http://www.nottinghillhousing.org.uk/aylesburyestate)

#### Useful information:

The planning documents state distances in meters.  
1 metre = 3 feet 3¾ inches



## 9.4. Stakeholder Interviews

### Amparo Rendon

Latin American Multicultural Group/Creation Trust

- Has lived in Michael Faraday House for 30 years; works in Inspire as youth worker, runs mobile skate park; also runs Latin American Multicultural Group (based in Aylesbury Estate, engages kids and their parents from all backgrounds supports parents into work with paperwork, helps older people)
- Lots of activities for young people: MUGAs, Burgess Park, Inspire/2Inspire, mobile skate park, Millwall FC Thursday training
- But MUGAs don't have toilets, lights, not safe, no drainage so full of water in winter
- Skate park brought kids from different blocks together that had never previously played together
- Poor pavements and kerbs difficult for the disabled
- Unemployment a big problem, need workshops in basic reading and writing skills
- Need a proper youth club with space, also a place for parents to come to get support
- Concern for people who are decanted
- Concerned for security of empty buildings – like at Heygate, magnet for homeless people
- Interim use: community garden, community space to go to for information, a cup of tea, advice, find out about regeneration
- Need space for different groups, eg: Turkish, Chinese, Polish, Romanians, to talk about the regeneration
- Maintain the MUGAs better, offer more sports like basketball
- Very happy the regeneration is happening – change is positive, but wants to know when it will happen; need to engage kids who will grow up with it
- There needs to be property for everyone here now, NHH have to help provide opportunities
- People are ready to move, will be difficult for elderly though
- Communications: to reach hard-to-reach, hold events with music and dance, with and for different cultures, LAMG can help organise, get people to bring food, their friends, their families and parents

### Andy Cawdell

Southwark Cyclists

- Glad to see Portland Street has been included in the phase 2 of Quietway
- Has misgivings about Southwark's new policy to segregate cyclists and pedestrians
- Suggests Southwark should temporarily test new traffic routes rather than invest large sums for it perhaps not to work
- Where traffic cannot be slowed down to meet speed limits a segregated protected space for cyclists is the best solution
- Need to eliminate left loops. Left turning traffic is a common cause of collisions
- Southwark has the lowest car ownership in Europe, it is expected that there will be an increase in cycle use in borough
- Need cycle training as part of community development, there is funding available for this. Opportunities to work with local bike charity Bikeworks
- Cycle parking is an issue in Southwark, need cameras for security, preference is for hanging 'bread bin' style parking, ideally would like 2 cycle storage places per bed space
- It is important to give pedestrians warning of shared junctions
- Ensure traffic calming raised tables are not too steep for cyclists
- Suggests commercial deliveries could be by cargo bike
- Bus routes are quite limited going east of Thurlow Lodge
- Management of car parking and percentage car parking on site
- Tree retention and character of new ones  
Members of the HTA design team and traffic consultants were present at this meeting and were able to provide specific details on many of the subjects raised above.

### Daniel Heirs

2Inspire

- 2Inspire is a subsidiary of Inspire, they run youth clubs on the Gateway Estate, Walworth and Newington
- They provide a safe, warm space for young people to come together, learn new skills, promote their development through diversionary activities
- Alongside the Friday evening youth club there are

## 9.4. Stakeholder Interviews

- classes on drama (usually have about 6 people), film making, dance (15), and digital media projects which includes producing a magazine
- Youth club is quite male dominated. People from many different backgrounds attend the club Black British, Spanish, South American and Eastern European
- Some young people are confused about what is going on
- Safety and cohesion are two of their priorities for the regeneration
- Local people are afraid that they will be priced out of the area and are unfamiliar with the new terms being used
- Ideas for interim uses include: playgrounds, screening area for short films, a place for drama that brings the community together

### Donna Grant

Inspire/Creation Trust

- Lives in Gayhurst; has lived on Aylesbury for 43 years
- Disappointed that her block is now phase 4, rather than phase 2
- Wants to move out as soon as possible into new flat: currently, vermin and insects in flats, stairs are a problem
- Wants to downsize from 3 bed property to 2 bed
- Supportive of demolition / redevelopment
- Would like over 55s accommodation, without special care, with a swimming pool for residents
- Strong community links - neighbourhood networks look out for elderly people
- Building works need to be obvious for the partially sighted
- Proud of where she comes from, wants Walworth on road signs like Camberwell
- Wants a block or road named after the core team
- Wants to move with her friends
- Community gardens would be good
- More transport through the estate, limited choice on Thurlow Street. Want a bus on Albany Road to Tesco
- Concerned the project will run out of money and the final phase won't be redeveloped
- Interim uses: during construction, would be good to provide somewhere quiet for residents to go, have a coffee, watch TV, have a chat, listen to the radio; Inspire already suffering disruption due to drilling etc.

- Speak to younger people to get them involved
- Communication: the Echo is good, flyers get ignored; emails are good for young people

### Enoch Baffour

Creation Trust

- Social housing, how affordable will rents be?
- Will people that have to move off the site be able to return?
- Housing Association 'v' Council policy to repairs etc
- Creation Trust funding and continuity throughout the regeneration
- Creation aim to scrutinise process without slowing it down
- Concerned about future funding for projects after 2015/16
- Mix of people coming in? Will the area still remain a multi-cultural, diverse community
- Trust will have to be built up, people have been here before, be honest with people
- Make sure people are informed and encourage them to be involved in decision making
- Top Priorities: Affordable housing, green space, community facilities, sports facilities, help for unemployed
- Meanwhile uses: Sports facilities, youth centres, graffiti walls

### Graham Cooper

East Street Traders

- Believes it is a good idea that the estate is being regenerated so long as it doesn't happen all at once, as they are currently suffering due to the loss of customers from the Heygate redevelopment.
- Markets need families to survive, city workers who only live in the area during the week don't buy at the market and don't get involved locally
- Most of their customers come via buses and cars so it is good that the council have reduced the cost of car parking nearby but the loss of the car park is affecting trade
- Stall numbers have dropped from 280 stalls daily to on average 140
- To break even stallholders must take £200-£300 daily
- You need a shopping area rather than shops here and there. He believes there isn't enough footfall on the estate to sustain retail

## 9.4. Stakeholder Interviews

- Concerned the council will close the market to make way for more luxury accommodation
- Realises the market has to change and offer things people can not get at the supermarket

### Grisel Tarifa, Mike Wilson, Rev David Evans

Pembroke House/St. Christopher's

- Church, community centre, community garden and an annex that houses 6 residency guests who each volunteer 4/6 hours a week to Pembroke House
- Works with a variety of organisations to provide a variety of free activities to support the community particularly children.
- Community centre has 350 users a weeks in term time. Church has congregation of approximately 80 people
- Challenges: changing population, location (hard to find), communication
- Positives of Aylesbury Estate currently: flats inside are nice, spacious, great views, not overlooked much, proximity to park. Well serviced by community services such as Pembroke House. Good schools. East Street Market
- Negatives of Aylesbury Estate currently: Monumental scale, grey – dehumanising. Monolithic. Lack of pathways through the estate, especially east - west
- Potential for retail – shops are places people come together. Dry cleaner on East Street and Electric Elephant examples of this
- Concern that the inclusion of taller buildings facing each other along Thurlow Street will recreate monolithic feel. The Campaign for the Protection of Rural Buildings conducted a survey that showed smaller terraced houses can often have higher density than tower blocks
- Vision: Small terraced houses; Houses lived in – not sold overseas and left empty; more green; ethnically diverse; keep the community together – that those who want to stay can stay
- Pembroke House would like to position themselves as a key community resource on the new Aylesbury.
- Full program of activities to satisfy needs and wants. Unsure why so many new community centres are being planned when there are so many in the area that are under utilised. Better to resource what's here
- Identity: Champions the name Walworth. Associate the greater area with Elephant & Castle.

### Jean Bartlett, MBE

Creation Trust/Tykes Corner

- Been involved locally for 18 years, including the Regeneration Sub-group
- Would prefer new housing to be council-run, rather than housing association
- Brave but right decision to demolish all buildings, though not the red bricks
- Lots of consultation has been done already
- Need to meet everyone's needs this is more important than award winning design
- Open and play space, well being and over 55s crucial
- Meanwhile use: Play areas, community gardens, artists
- Identity: not a village, it's an estate. It's Aylesbury
- Little Tykes' future post-2016 needs to be secured
- Concerned the regeneration project might run out of money or partnerships might break down
- Consultation: need to have phasing details, be honest about changes in plan, be transparent, use examples
- Communications: speak to council, housing office, Creation Trust, use Echo for distribution/information

### Jeremy Leach

Walworth Society/Living Streets

- The Walworth Society comprises around 400 members of which some 30 regularly attend monthly society meetings
- They are concerned with buildings, open spaces and cultural identity
- Their objective is the protection and enhancement of historic buildings and spaces and local identity
- East Street Market is a historic area but it has lost its way and needs to evolve and take the opportunity for the future, to add to street life
- Priority is to manage and reduce the role of the car in the development, prioritise pedestrians and cyclists

In his role with Living Street Jeremy has met with the design team and facilitated the 'Bike and Talk' tour of the area outlined in Section 6.6.

Of primary concern is the proposed position of the streets as straight roads don't engender 20mph. The HTA landscape design and transport consultants have met with Jeremy on several occasions to ensure the traffic calming strategy and streetscape treatments provide safe and pleasant walking routes for residents and visitors to the estate.



## 9.4. Stakeholder Interviews

### Karen Fowler

Michael Faraday School

- Most of the Michael Faraday School intakes are from the Aylesbury Estate. The catchment is only 400m
- The school is massively oversubscribed
- Has received Ofsted standard of Outstanding since 2001, identified as being outstanding in their leadership and management
- Wants kids to be motivated and inspired, have the same opportunities there as anywhere else. The new building has helped with this. Good for all the community to see something happening in the area
- The children had a voice in the design of the school
- People do not want to move off the estate/away from the school but the current standard of housing is very poor and lots of people are in temporary accommodation
- Their ethos is to use the school to enable adult learning that leads to employability e.g. ESOL classes (run by Creation Trust) and other events to support community
- Vision for the area is to be mixed reflecting wider society and remaining diverse and vibrant. It should be truly affordable for everyone and be tenure blind with outstanding schools and a range of facilities that respond to the community's needs. A place of choice, it currently feels like it is somewhere you are placed rather than you would choose to go
- The school is losing staff, as people can't afford to raise their families in London. Shared ownership is a help with this but there should be no right to buy option for social housing so it remains social housing stock

### Kathy Eaton

Aylesbury Early Years Centre

- EYC has recently had a restructure, has been going for 42 years, and looks after 53 children from on and off the estate.
- There are benefits of locating EYC close to the health centre as they work together to support parents and children
- Area has a good community feel, lots of activities, people are proud of the estate
- Creation Trust are very good, set up good events
- Neighbourhood Watch set up recently

- Large turnover of residents recently, makes it hard to build a community
- Vandalism is lower when the Wardens scheme is more visible but became less visible
- Prostitution and rough sleeping are problems on the estate
- Problem with rubbish being thrown out of balconies
- People feel let down that the regeneration is not going anywhere, show flats created excitement that turned to disappointment
- Elderly people are frightened of moving out of their homes
- Concerned about a loss of safe and enclosed outside space for EYC. Open space for things like physical activity or growing things could be provided above ground level
- Not enough information about time scale: EYC not being talked to enough about impact of regeneration on their provision
- Community should be involved in design and creation, give people a stake so it's maintained better
- Independent heating for flats will be better
- Want good community spaces, places to buy decent cheap food, places to play, places to meet
- Play spaces shouldn't be segregated by age, parents need to be able to cater for children of different ages at the same time

### Lahan Biodun

Aylesbury Learning Centre

- Runs Aylesbury Learning Centre – open Monday – Friday to all, providing support for long term unemployed including ESOL classes, sewing, IT, CV writing, advice and guidance
- Concerned about funding – spends large proportion of time fundraising, current amount (£10K) is not sustainable
- Concerned about whether space will be provided for the ALC in the new development; the ALC needs a large space to be able to function
- New name for the area would be a good thing
- Looking forward to regeneration as it will be a new beginning for area. He wants to see mixed community with higher incomes and less anti-social behaviour, with sufficient affordable housing
- ALC looking to increase employment, literacy,

## 9.4. Stakeholder Interviews

computer literacy, decrease crime, improve identity of estate – for this the ALC will need proper funding

- Personally, he is concerned about provision of services and size of living spaces/bedrooms in new homes

Sadly the Aylesbury Learning Centre closed down shortly after this meeting took place.

### Laura Fudge

Creation Trust

- Lived in Taplow since 1985, board member of Creation Trust since 2010
- Opposes demolition, wants to defend council housing
- In 2001 ballot, 76% of people voted against being Housing Association tenants due to worries about not being council tenants and higher rents
- Worried that the consultation will be tokenistic
- Concerned about affordability of housing, high service charges, decanting/re-housing process, increase in density, privatisation of homes
- Aylesbury has a poor reputation but this doesn't reflect people's reality – spacious flats, unmetered water, genuinely affordable
- There is a lack of maintenance, but this varies from block to block – council should be accountable for standards
- People need to know what council can achieve, TRAs should be involved in repairs
- Regenerated estate should be mixed, and tenures integrated across estate
- Family homes should be prioritised, even though financial pressures to create 1 and 2 bed flats
- Relationships with schools important
- Football areas and MUGAs should be re-provided in new development
- Interim uses: Heygate did good partnership with pop up gardening group; allotments; outdoor performance space
- Older people who move should have support to help them settle in
- Worried historic context will be wiped out by new redevelopment, eg: concrete blocks and history of council housing should be remembered

### Linda Edwards

Thurlow Lodge TRA

- Has lived on the estate for 24 years, first in Little Wendover, then Foxcote since 2002
- Likes the name 'The New Aylesbury'
- Likes the community spirit, wants it maintained – the biggest priority
- Concerned about bedroom tax, maintaining existing community, and keeping learning centres and TRAs
- Wants a large community centre with facilities for everything: health centre, community centre, space to socialise, train.
- Problems on the estate mainly come from people who live outside it
- Crime has got better, there are less gangs. Problems with people hanging around smoking and drinking. These young people need education and training to get them into employment.
- People are in denial the regeneration is happening,
- Consultation needs to be easy to understand, will be better trusted if it comes from local people, eg: staffing exhibition
- Interim uses: place for walking dogs, more seats and places to rest. Art projects and salsa classes haven't been very busy
- Communications: posters are good for publicising events

### Michelle Bahrier

Cooltan Arts

- In the last financial year they met with over 1700 people with mental health issues from across London. They run art classes, shopping excursions, cookery classes, exhibitions and literary workshops
- 1 in 4 adults have mental health problems that are severe enough to warrant the label
- Their role is to give people space to transform their lives
- Their objectives are to make sure people maintain a good quality of life, de-stigmatise mental health, most importantly ensure people don't stigmatise themselves

## 9.4. Stakeholder Interviews

- Many people with mental health issues often have added disabilities and illnesses, their space/ activities have to respond to this
- Concerned that the area/London will go down further in the future as it will only be inhabited during the week, there will be a rise in crime/ violence and nothing will be sustained – community facilities, local businesses etc.
- Regeneration/mixing communities only affects poor people's homes, Belgravia isn't broken up to make room for social housing
- Decanting breaks up communities, there is a knock on effect/ripple negative effect from people leaving an area
- Forcing people to move/downsize is inhumane and wouldn't be tolerated in other areas. This level of forced change ruins people's mental health
- Concern that those anti the regeneration on the Aylesbury have been shut up, cited the split of the TRA
- Concern the council are deliberately housing people who don't have English as their first language on the estate as they won't speak up for fear they will get in trouble
- Lambeth is a good example of mixed tenure management where a concierge is employed at the entrance to the private and social residents
- She would like to see Fair Rent reintroduced and feels shared ownership is a farce
- Would like 32 flats at 50% of market rent and a 400sqft purpose community space with a performance area for CoolTan
- Her advice for considering the mental health of the Aylesbury residents was:
  - They need to know they have a secure home
  - People will be unsettled and there is a heightened risk of suicide, people need reassurance and exactly the amount of time they have
  - Change is very difficult especially when people have no choice/control
  - People are frightened and their support networks are breaking down, they need to be supported throughout the process

- Often in these situations people who can't cope and can't take their own life turn to self-harm, illegal drugs
- She feels the changes for Burgess Park have made it feel corporate and less human and there are issues with drainage and contamination
- CoolTan would be interested in working with NHH on the estate regeneration. They could do large artworks, public sculptures, films, podcasts and audio Aylesbury Walk.

### Rev. John Walker

St John Church Of England Church

- Many of his congregation used to come from the Heygate, he doesn't have so many from the Aylesbury
- His congregation has changed as a result but it remains consistently at around 145 adults, not including children
- Has seen the area change considerably in the 20 years he has been there, his older parishioners remember a time when many of the people on the same street were related and you certainly knew all your neighbours. It is a more mobile community now
- Concern about the community losing its identity, feels the Aylesbury estate has strong sense of community
- He is aware that there are problems with pests on the estate. Unfortunate that those who do not care for their homes bring down the standards for those that do
- Concern also that people will be priced out of the area
- Feels the people on the Heygate got a raw deal, particularly leaseholders and that residents were not listened to: they were promised one thing and delivered another



## 9.4. Stakeholder Interviews

- Elderly people are particularly vulnerable and need support in the bidding process and throughout the regeneration process
- The church has a large community hall that they do not need but are hoping to renovate, they consulted the community as to what use they would make of it
- Thinks developers should deliver community facilities at an early stage for fear they are not delivered due to financial pressures at the end

### Sandy Stewart

Creation Trust/Aylesbury Community Garden

- Lived on the estate for 20 years in 3 bed maisonette in Northchurch; leaseholder; runs community garden
- Been involved in several cycles of regeneration before, but nothing came of it
- Concerned as a leaseholder that the value of her home will be only about 50% of cost of equivalent replacement
- Would like to stay on the estate and use shared equity, wants to live somewhere the same size
- People want to move together as a community, not split up networks
- In the past, estate had no identity, NDC helped the community to create an identity that they are proud of
- Community gardens the NDC started are working well with 42 plots, they are self sustaining, people on waiting list for plot
- Interim use: Moveable gardens in sacks would be a good, help build communities. Provide tools for people to use, include space for kids to play whilst mums garden
- Not everyone has time to take part in consultation, needs to be as easy as possible
- MUGA on Dawes Street is good, as is kids play area. BBQ and picnic area would be a good addition
- Don't provide things already provided, look for gaps and fill them, copy successful programmes elsewhere

- Its very hard to get people in temporary accommodation involved
- L&Qs design workshops were good, brought people together, would like it to happen again
- The decant process is particular hard on elderly people
- Thinks affordable housing should be 75%, mixed communities are good, see how others live
- Want good quality, secure homes, and want the best deal for current residents. Current residents need advice.

### Tony Taitte

Thurlow Lodge

- Premises Manager of Thurlow Lodge.
- Aylesbury resident and represents Wendover Tenant and Residents Association on the NDC Board since its inception
- The regeneration needs a purpose built building to replace Thurlow Lodge
- Late opening would be better, eg: 3am, rather than current 11pm; needs to be viable, pay for itself, noise and parking issues; could be located in Burgess Park
- There has already been consultation on Thurlow Lodge
- Identity: new name should reflect multi-cultural surrounds, represent the present as well as the history
- Sees estate as a green island surrounded by busy shopping streets
- Estate already has lots of good facilities on site but can always do with more
- Regenerated homes need to be large, Parker Morris +10%, secure, parking and refuse need to be addressed
- Concerned about shortage of money, wants good community space, green environment, dog mess issue at present
- Learning Centre could be used in the day time, social space
- Chumleigh Gardens is a good oasis
- Would like a Tesco on the estate
- Interim use: somewhere to rent, late closing, outside school hours education, place to play, small shops, start up business, somewhere to get out of the house, help for homeless
- Communications: Getting the message out difficult, leafleting, Creation Trust, word of mouth, attractions for kids, incentives, talk to rent office

## 9.4. Stakeholder Interviews

### Wilson Mayamba-Kusosa

Creation Trust

- Lived on the estate for 18 years. Went to school here and now works as an administrator for Creation Trust
- The estate has a bad reputation but is generally safe, it could be further improved with an increase in police patrols
- Keeping young people busy is important more activities needed, and improved facilities (very run down at the moment)
- Need many more opportunities for employment, training and education (e.g.: homework clubs) to improve people's mental states and living conditions
- People that live here now should have choice to move back
- Affordable housing is very important; wants a mix of people and house types
- People want large, good quality homes; not posh, exclusive; keep sense of community, diversity of people here
- Residents should not be priced out
- Communication about development with residents needs to be maintained; needs interpreters (eg: French, Spanish, Asian languages); contact person for issues about development; events so people can meet others
- Identity: keep Aylesbury name; lose 'estate'; Walworth too big an area
- Fund local activities, schools workshops; have suggestion box at CT and other locations
- Wants lovely parks and good community halls, parks on the estate
- Talk to shop keepers, stallholders, Burgess Park management and schools
- Meanwhile uses: a waste of money, but parks would be the best thing to do with them

### Yvonne Powell

Walworth Academy

- 60% of students come from the estate
- Aylesbury Action Group was formed from students worked with housing and anti-social behaviour group in Southwark. They suggested where security cameras could go, looked at safety and security involved in informing where Safe Houses should be, looked at safe routes to school
- When asked about problems in the area the students spoke of poor living conditions much more than crime and violence
- The leisure spaces on the estate need to be re-claimed/brought to life, especially in winter as they have no lighting and are unsafe
- Aylesbury Estate is a bastion of white, working class life in South East London the regeneration should recognise this in the history of the area.
- There is a massive lack of aspiration and very high unemployment
- Aspiration: Want kids to be happier, warmer, more engaged with things outside of school and exposed to new and different things.
- Need more events and activities on estate such as fun days to bring people together so they meet and get to know each other.
- There may be some apathy amongst kids to take part in regeneration because they don't think they'll be here in 18 years



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Planning Application for  
the Aylesbury Estate Regeneration